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www.nestestateagents.co.uk

nest
ESTATE AGENTS
Rentals

FLOOR PLAN

DIMENSIONS



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.ukwho will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
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OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

22 King Street, Whetstone, Leicester, LE8 6LS

£1,000 Per month

OVERVIEW

- Sought After Location
- Well Presented Throughout
- Enclosed Garden
- Entrance Hall
- Living Room
- Two Bedrooms
- Family Bathroom
- Energy Rating C & Council Tax Band B

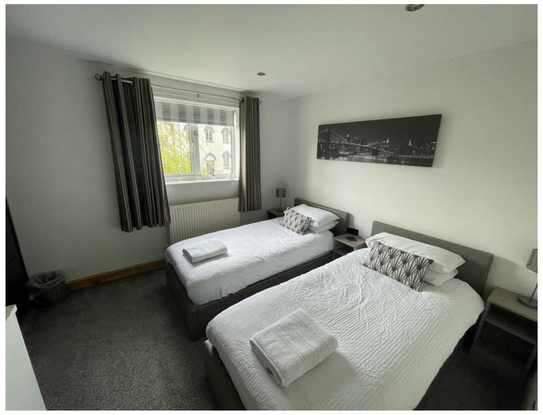
LOCATION LOCATION....

In Whetstone, you will enjoy a lively local community with plenty going on; there is Blaby & Whetstone Boys Club, a golf course, two reputable primary schools, St Peters and the Ofsted outstanding Badgerbrook. There are several churches, public houses and a good selection of local shops including a post office, a supermarket, a pharmacy and a dentist. Whetstone is located within a close proximity to the city and the open countryside, with excellent access to the motorway networks and Narborough train station.









THE INSIDE STORY

This wonderful home is presented in immaculate condition and is located in a non estate position. Having been maintained and improved by the current owner it really is a perfect first home for rental.To the rear of the property is the kitchen, fitted with shaker style wall and base units with a contrasting work surface and a sink drainer. There is an integrated oven, hob, plumbing for a washing machine . In the lounge is an handy under stairs storage cupboard ,Travelling up to the first floor you will find two bedrooms, the main bedroom has space for cupboards with hanging rail and the second bedroom is to to the rear aspect of the property. Over in the bathroom is a white suite comprising of a pedestal wash hand basin, low level wc, a bath with overhead shower and glass surround, A side access gate leads you through to the garden. Designed for low maintenance there is a patio area for outside dining. EPC RATING C

HOW TO APPLY

Due to high demand and to save you time, please email us initially via Rightmove or Zoopla, including the names of all individuals who will be living at the property and your current address and position. We as the property agent will then after consulting with the landlord send you an application form for viewing the property . We aim to respond to all inquiries within 48 hours. Thank you for your cooperation.

