

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
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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.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
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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.

36 Fairfield Road, Hugglescote, Coalville, LE67 2HG
£895 Per month

OVERVIEW

- Two Bedrooms
- Village Location
- Lounge
- Dining Room
- Kitchen
- Rear Garden
- Family Bathroom
- EPC Rating (C)
- Council Tax Band (A)

LOCATION LOCATION....



THE INSIDE STORY

Nestled in the charming area of Hugglescote, Coalville, this delightful two-bedroom house on Fairfield Road offers a perfect blend of comfort and convenience.

The spacious living areas are designed to provide ample room for relaxation and entertaining. Natural light floods through the windows, creating a bright and airy environment. The well-appointed kitchen is perfect for culinary enthusiasts, offering plenty of space for meal preparation and family gatherings.

The two bedrooms are generously sized, providing comfortable spaces for rest and privacy. Each room is designed to accommodate various needs, whether it be for children, guests, or a home office. The layout of the house ensures that every member of the household can enjoy their own space while still being connected.

Outside, the property boasts a lovely garden, ideal for outdoor activities or simply enjoying the fresh air. The surrounding area offers a range of local amenities, including shops, schools, and parks, all within easy reach. With excellent transport links, commuting to nearby towns and cities is both convenient and straightforward.

This house on Fairfield Road is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising location, this home presents a wonderful opportunity. Do not miss the chance to make this charming house your own.

EPC RATING (C)
COUNCIL TAX BAND (A)

