

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk
www.nestestateagents.co.uk

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.

Drying Green Cottage Wistow Road, Newton Harcourt,
£1,300 Per month

OVERVIEW

- Charming two-bedroom cottage in Newtown Harcourt
- Peaceful rural setting with open countryside views
- Immediate access to scenic canal-side walks
- Cosy living area with a log burner
- Practical kitchen with fitted wall units and appliance space
- Bathroom with shower cubicle
- Private garden offering a secluded, enchanting outdoor space
- Parking available for two vehicles
- EPC RATING (E)
- Council Tax Band (C)

LOCATION LOCATION....



THE INSIDE STORY

Two Bedroom Cottage — Newtown Harcourt

Nestled within the idyllic village of Newtown Harcourt, this charming two-bedroom cottage offers a wonderful opportunity to enjoy peaceful rural living surrounded by open countryside. The property is set in a beautifully tranquil location with far-reaching views and immediate access to scenic walks along the nearby canal, making it ideal for those who appreciate nature, quiet surroundings, and picturesque outdoor spaces.

The cottage features a warm and inviting living area, enhanced by a log burner that creates a cosy focal point throughout the colder months. The internal layout is well arranged for comfortable everyday living, with a practical kitchen fitted with wall units and space for appliances.

The bathroom includes a shower cubicle and is finished in a clean, simple style.

One of the standout features of this home is its magical private garden—a beautifully secluded outdoor space perfect for relaxing, entertaining, or simply enjoying the peaceful rural setting. Mature planting and natural surroundings give the garden a truly enchanting feel.

Externally, the property also benefits from parking for two vehicles, adding convenience for residents or visitors.

With its countryside views, private garden, and easy access to walking routes, this cottage is perfectly suited to those seeking a tranquil and characterful rural home.

For further information or to arrange a viewing, please contact our office.

*EPC RATING (E)
Council tax band (C)*

