

## 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](mailto:lettings@duckletts.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.

Call us on 0116 277 2277 for free advice.

**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.

20 Cooper Close, Leicester, LE2 8ST  
£1,200 Per month

## OVERVIEW

- Available February
- Three Bedrooms
- Lounge
- Kitchen
- Conservatory
- Rear Low Maintenance Garden
- Family Bathroom
- Two Parking Spaces
- EPC RATING ( C )
- Council Tax Band ( B )



## THE INSIDE STORY

*Nestled in the charming area of Cooper Close, Leicester, this delightful three-bedroom house presents an excellent opportunity for families and professionals alike. The property boasts a spacious lounge, perfect for relaxation and entertaining guests, while the well-designed kitchen area offers functionality and comfort for everyday living.*

*One of the standout features of this home is its low maintenance garden, providing a serene outdoor space to enjoy without the burden of extensive upkeep. This makes it an ideal retreat for those who appreciate a touch of nature without the hassle of constant gardening.*

*Additionally, the property includes a convenient parking space for two vehicles, ensuring that you and your guests will always have a place to park. With its combination of practical living spaces and outdoor enjoyment, this house on Cooper Close is a wonderful choice for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.*

*EPC RATING ( C )*

*Council TAX BAND ( B )*



## LOCATION LOCATION....

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is close to surrounding motor ways and Fosse Shopping Park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and just across the road an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers Rugby Club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal via lovely countryside right into the heart of Leicester City.