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Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk
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nest
ESTATE AGENTS
Rentals

FLOOR PLAN

DIMENSIONS



Studio Cottage Wistow Road, Newton Harcourt, Leicester,

£1,050 Per month

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
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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.

OVERVIEW

- Charming three-bedroom cottage in Newtown Harcourt
- Peaceful rural setting with open countryside views
- Access to scenic canal-side walks
- Cosy living area
- Practical kitchen with fitted wall units and appliance space
- Bathroom with shower
- Parking available for two vehicles
- Ideal rural home for those seeking tranquillity
- EPC RATING (E)
- Council Tax Band (C)

LOCATION LOCATION....









THE INSIDE STORY

Three Bedroom Cottage – Newtown Harcourt

Located in the idyllic village of Newtown Harcourt, this charming three-bedroom cottage offers an exceptional opportunity to enjoy peaceful rural living surrounded by open countryside.

The property sits in a beautifully tranquil setting 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 provides a warm and inviting interior, with a well-arranged layout designed for comfortable family living. The main living creates a cosy focal point and adding character.

The kitchen is fitted with a range of wall units and offers ample space for appliances, providing a practical and functional space for everyday use.

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

The property offers three well-proportioned bedrooms, each benefiting from pleasant views and plenty of natural light. Externally, the cottage enjoys generous parking for two vehicles, along with the advantage of its peaceful countryside surroundings and easy access to walking routes.

This lovely home is perfectly suited to those seeking a comfortable cottage in a quiet rural location.

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

EPC RATING (E)
Council Tax Band (C)

