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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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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.

Millers Lodge Ashby Lane, Willoughby Waterleys, LE8
£3,995 Per month

OVERVIEW

- Purpose-built accessible home to let — Willoughby Waterleys
- Kitchen With Central Island & Utility
- Step Free Access Throughout Property
- Five Bedrooms With En Suites
- Therapy Room
- Level Access Wet Rooms
- Hard Flooring
- Stunning Location
- Private Driveway
- EPC RATING (TBC) Council Tax Band (TBC)

LOCATION LOCATION....

Willoughby Waterleys is a picturesque village nestled in the heart of the Leicestershire countryside, approximately 8 miles south of Leicester, with easy access to motorway and train links for London and the North of England. The village, which includes several listed buildings and the Norman St Mary's Church, retains an excellent community spirit and is the catchment area for several state and private schools, all ranked as good to outstanding by Ofsted.



THE INSIDE STORY

Presenting an exceptional opportunity to reside in Willoughby Waterleys, this remarkable property has been crafted to the highest standards by the developer. Purpose-built and thoughtfully designed, the home offers unrivalled space, flexibility, and meticulous attention to detail throughout.

Set across a single storey, it boasts five spacious bedrooms, each complete with its own en-suite for ultimate privacy and convenience. A dedicated therapy room provides versatility for wellbeing or professional needs, while expansive living areas have been created to deliver genuine comfort for daily life.

Every aspect of this home has been considered with accessibility in mind, making it truly future proof. Features include a striking 4-metre bifold entrance, step-free into and throughout the property, with hard flooring and level-access wet rooms, and generous 1800mm turning circles throughout, ensuring ease of movement. Further needs-specific adaptations considered

This is a rare chance to acquire or let a distinguished, modern residence in a sought-after location, where quality and thoughtful design converge to offer an outstanding living experience.

Everything sits on a single storey. Five spacious bedrooms, each with its own en-suite, a dedicated therapy room, and generous open living space. This is a home built for care, not adapted for it after the fact.

Accessibility runs through every part of the house:
926mm clear door openings throughout, for full wheelchair access
1800mm turning circles throughout
Level-access wet rooms
Provision for ceiling hoists
A walk-in bath accessed from the therapy room
Low-level kitchen worktops and low-level ovens for wheelchair use
A 4-metre bifold entrance
Step-free access inside and out
Ceiling track hoist provision
Accessible parking

The result is a modern, ready-to-occupy home that offers real independence with no compromise on space or comfort. A genuine option for individuals, families, or care and supported-living providers.

