

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



Stable End Wistow Road, Newton Harcourt, Leicester, LE8

£895 Per month

OVERVIEW

- Studio Cottage
- Kitchen
- Bathroom
- Parking
- Surrounded by open countryside
- Ideal for those seeking a quiet, picturesque rural setting
- Call 0116 2771777
- EPC RATING (E)
- Council Tax Band (A)

LOCATION LOCATION....



THE INSIDE STORY

Studio Cottage – Newtown Harcourt

Set within the idyllic village of Newtown Harcourt, this delightful studio cottage offers a rare 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 an ideal choice for those who appreciate nature, quiet surroundings, and picturesque outdoor spaces.

Inside, the cottage provides a well-arranged layout designed for comfortable living. The kitchen is fitted with a range of wall units and offers ample space for appliances, creating a practical and functional area for everyday use.

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

Externally, the cottage benefits from generous parking for two vehicles, adding convenience for residents or visitors. The peaceful location, combined with countryside views and easy access to walking routes, makes this property perfectly suited to someone seeking a cosy home in a rural environment.

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

*EPC RATING (E)
Council Tax Band : A*

