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DUCK LETTS
LETTING AGENTS

FLOOR PLAN

DIMENSIONS



78 Ridleys Close, Countesthorpe, LE8 5AH
£1,200 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.uk who 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.

OVERVIEW

- Available Mid FEB
- Three Bedrooms
- Master En Suite
- Living Room
- Kitchen Diner
- Downstairs WC
- Rear Garden
- Off Road Parking
- EPC RATING : (C) COUNCIL TAX BAND : (B)

LOCATION LOCATION....

Countesthorpe itself is a lovely place to live, which has many amenities to offer. It has a good range of local shops for day to day living, a post office, bakery, hairdressers, library, health centre, garden centre, restaurant, public houses. Educationally there are three reputable schools: Greenfield Primary School, Leysland Academy which has both high school and college departments. Countesthorpe is on a regular serviced bus route into the city and has good links to the motorway networks and Fosse shopping park.



THE INSIDE STORY

Welcome to this three-bedroom semi-detached house located in the desirable area of Ridleys Close, Countesthorpe.

The house features a well-appointed master bedroom complete with an ensuite bathroom, providing a private retreat for relaxation. The additional two bedrooms are generously sized, perfect for children, guests, or even a home office. The layout of the property is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Outside, you will find a rear garden, perfect for enjoying the outdoors, whether it be for gardening, entertaining, or simply unwinding after a long day. The property also benefits from off-street parking, ensuring convenience for you and your guests.

This delightful home is available for immediate occupancy, making it an excellent opportunity for those looking to move quickly. We invite you to call us to arrange a viewing and experience the charm of this property for yourself. Don't miss out on the chance to make this lovely house your new home.

EPC RATING : (C)
COUNCIL TAX BAND : (B)

