1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk
www.nestestateagents.co.uk

nest
ESTATE AGENTS
Rentals

FLOOR PLAN

DIMENSIONS



34 Wigston Road, Blaby, Leicester, Leicestershire, LE8 4FU

£1,500 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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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

- Sought After Location
- Available November
- Entrance Hall
- Traditional Kitchen
- Open Plan Lounge
- Dining Room
- Three Bedrooms
- Family Bathroom
- Rear Garden
- EPC Grade : D Council Tax Band : C

LOCATION LOCATION....

Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops including an Aldi Supermarket, a post office, butchers & Bakery, pharmacies and health centres, a library and a dentist. There are two highly regarded Primary Schools with a secondary school in the next village, several churches and Bouskell & Northfield Park . Blaby is well known for its easy access to the city centre and motorway networks. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character.









THE INSIDE STORY

This beautiful family home is located in the sought after village of Blaby, an internal viewing is essential to see the full beauty this home has to offer. Beginning your journey through the front door into the entrance hall with doors leading to your downstairs living accommodation, Open plan living is perfect for everyday family living. Windows allows natural sunlight to flood through the front room. Prepared to be wowed by the kitchen, fitted with wall and base units, wooden work surfaces, breakfast bar, integrated oven with electric hob and extractor over. There is a dining room with space for a table and chairs allowing for family meals, Also this property has the benefit of a downstairs WC.
To the first floor landing there are three well proportioned bedrooms and a family bathroom .
Externally this home rear garden. Mainly laid lawn with a patio area perfect for BBQ in the upcoming summer months. EER D

HOW TO APPLY

Due to high demand and to save you time, please email us initially via Rightmove or Zoopla, including the names of all individuals who will be living at the property and your current address and position. We as the property agent will then after consulting with the landlord send you an application form for viewing the property . We aim to respond to all inquiries within 48 hours. Thank you for your cooperation.

