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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.uk who 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.

Pump Cottage, Stable Yard Wistow Road, Newton
£975 Per month

OVERVIEW

- Charming studio cottage in the idyllic village of Newtown Harcourt
- Peaceful rural setting with far-reaching countryside views
- Immediate access to scenic canal-side walks
- Cosy studio living space featuring a log burner
- Kitchen fitted with wall units and space for appliances
- Bathroom with practical shower cubicle
- Private parking for two vehicles
- Ideal for those seeking a quiet, picturesque rural lifestyle
- 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.

The studio itself features a warm and inviting living space, enhanced by a log burner, creating a cosy atmosphere throughout the colder months. Inside, the cottage provides a well-arranged layout designed for comfortable everyday living.

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

The bathroom includes a shower cubicle and is 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, countryside views, and easy access to walking routes make this property perfectly suited to someone seeking a charming and tranquil rural home.

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

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

