



The Berridges Lutterworth Road  
Arnesby, Leicester, LE8 5UT

£2,200



The Berridges is a beautiful newly built four bedroom, double fronted, detached family home. Upon entry into the property there is a welcoming entrance hallway, to the left hand side there is a living room, on the right hand side there is a good sized study, further down the hallway there is an incredibly spacious kitchen and dining room, a separate utility room and WC. The kitchen diner boasts an excellent range of contemporary matt grey pull soft closing units and drawers with central island with a stainless steel one and a half bowl sink with monorise chrome tap also providing further storage, AEG integrated appliances including double ovens, a 5-burner gas hob, extractor hood. Also featured within the kitchen diner are wall to wall, floor to ceiling windows and patio doors which brings in an abundance of natural lighting and views over the extensive rear garden.

Upon entering the first floor the spacious landing provides access to a master bedroom complete with integrated wardrobes and an ensuite bathroom with bathroom vanity unit with inset wash hand basin, shower cubicle and WC. There are three further bedrooms and a family bathroom with a white suite comprising of a bath with electric shower over, bathroom vanity unit with inset wash hand basin and WC.

- Four Double Bedrooms
- En-Suite to Bedroom One
- Available April 2026!
- Village Locaton
- Beautifully presented throughout
- Large Enclosed Rear Garden
- Main Bathroom & Ground Floor WC
- Internet - Standard & Superfast Available, See Ofcom checker
- Council Tax Band F
- EPC Rating B



### Location

Arnesby village is situated approximately 9 miles west of Market Harborough and 8 miles south-east of Leicester, between villages Kilby and Shearsby. The village is surrounded by some of Leicestershire's most stunning countryside with plentiful opportunities for walking, cycling or riding.

### Tenancy Information

Price : £2200.00

-Holding Deposit: £507.00

- Deposit : £2538.00 (including the holding deposit)

- Council Tax Band: F

### Viewing Arrangements

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.



## Floor Plan



## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

