



**Chester Close**  
Loughborough, LE11 3BD

**£750 pcm**

# Property Features

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- SPACIOUS DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- 20'4 REFITTED DINING KITCHEN
- UTILITY ROOM
- GENEROUS BATHROOM
- FURTHER W.C.
- INTEGRAL GARAGE
- BLOCK PAVED DRIVEWAY
- ESTABLISHED REAR GARDEN

## Full Description

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Situated in a quiet CUL DE SAC within walking distance of town, this WELL PRESENTED and DECEPTIVELY SPACIOUS DETACHED BUNGALOW boasts a 20'4 REFITTED DINING KITCHEN, LOUNGE, TWO DOUBLE BEDROOMS, GENEROUS BATHROOM, further WC and wash hand basin, UTILITY ROOM and INTEGRAL GARAGE and benefits from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. A block paved frontage and driveway provide off road parking and a delightful established rear garden, providing a great deal of privacy, completes the picture of this lovely home in a sought after residential location.

### ENTRANCE HALL

Front door into porch with door into hall. Doors to both bedrooms, W.C., bathroom, utility room, lounge and kitchen diner, airing cupboard and storage cupboard and radiator.

### LOUNGE

14' 4" x 11' 5" (4.37m x 3.48m)

PVCu double glazed windows to front elevation, radiator, electric fire with brick surround and PVCu double glazed sliding doors to outside.

### DINING KITCHEN

20' 4" x 9' 9" (6.2m x 2.97m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, sink drainer, integrated electric oven, built in electric hob, stainless steel overhead extractor fan, under counter space with plumbing for washing machine, radiator, PVCu double glazed window to side elevation and PVCu double glazed sliding doors to outside.



## UTILITY ROOM

6' 10" x 5' 5" (2.08m x 1.65m)

Wall mounted boiler, shelves and door to outside.

## BATHROOM

Fitted with a three piece suite comprising close coupled W.C., wash hand basin and bath with shower over, radiator and PVCu double glazed window to side elevation.

## SEPARATE W.C.

Fitted with a two piece suite comprising close coupled W.C. and wash hand basin, and PVCu double glazed window to side elevation.

## BEDROOM ONE

11' 0" to wardrobes x 8' 10" (3.35m x 2.69m)

PVCu double glazed window to front elevation, fitted wardrobes and radiator.

## BEDROOM TWO

10' 10" x 9' 9" (3.3m x 2.97m)

PVCu double glazed window to rear elevation, fitted wardrobes and radiator.

## GARAGE

17' 9" x 8' 10" (5.41m x 2.69m)

Integral garage fitted with an up and over door.

## OUTSIDE

To the front of the property is a driveway providing off road parking for multiple vehicles. To the rear of the property is a patio area leading to lawn garden with shed.

## GENERAL NOTES

### Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

### Internal photographs

It should not be assumed that items shown in our photographs are included in the let of the property.

### Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.



## General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective tenants should satisfy themselves by inspection or otherwise to their accuracy. No individual within this letting agency has the authority to make or give any warranty in respect to the property.

## HOLDING DEPOSIT

One week's rent. This is to reserve a property. Please note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or deed of guarantee) within 15 calendar days.

## SECURITY DEPOSIT

Five week's rent. This covers damages or defaults on the part of the tenant during the tenancy.

## LOST KEYS

Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

## VARIATION OF CONTRACT

£50 inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

## EARLY TERMINATION AT TENANT'S REQUEST

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

