EDWARDS
SALES AND LETTINGS

Mountfields Drive

Loughborough, LE11 3JE

£950 pcm

Property Features

- REFURBISHED DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- NEW FLOORING WILL BE FITTED FOR TENANCY
- FITTED KITCHEN
- UTILITY ROOM
- SPACIOUS BATHROOM
- EXTENDED GARAGE
- DELIGHTFUL REAR GARDEN
- FOREST SIDE LOCATION

Full Description

Situated on the much favoured Forest side and close to the University, this REFURBISHED DETACHED HOUSE PROVIDES EXCELLENT FAMILY ACCOMODATION. To the ground floor the entrance hall, having original tiled floor, leads to the bay fronted LOUNGE, DINING ROOM and FITTED KITCHEN, with UTILITY ROOM off, whilst upstairs provides THREE BEDROOMS and SPACIOUS FAMILY BATHROOM, having bath and separate shower cubicle. Outside, to the front is an established garden and DRIVEWAY leading to the attached EXTENDED GARAGE with a delightful rear garden completing the picture of this lovely home in a highly regarded residential location.

PORCH
Front door into porch with door into hallway.

HALLWAY
Radiator, original tiles, doors to lounge and dining room and open to kitchen, under stairs cupboard and stairs to first floor.

LOUNGE
11' 0" x 10' 10" (3.35m x 3.3m)
Double glazed bay window to front elevation, window to side elevation, radiator, Adam style fireplace with log burner.

DINING ROOM
13' 0" x 11' 0" (3.96m x 3.35m)
Window to side elevation, radiator, log burner and PVCu double glazed sliding doors to outside.

KITCHEN
11' 3" x 6' 10" (3.43m x 2.08m)
Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer,

integrated electric oven, built in gas hob, overhead extractor fan, space for fridge freezer, under counter space for appliance, wall mounted boiler, double glazed window to side elevation and door to utility room.

UTILITY ROOM
PVCu double glazed window to side elevation, laminate work surface with under counter space for appliances and door to outside.

LANDING
Original feature window to side elevation, doors to all bedrooms and bathroom and loft access.

BEDROOM ONE
11' 0" x 11' 0" (3.35m x 3.35m)
PVCu double glazed window to rear elevation and radiator.

BEDROOM TWO
11' 0" x 9' 0" to wardrobes (3.35m x 2.74m)
Double glazed bay window to front elevation, window to side elevation, radiator and fitted wardrobes.

BEDROOM THREE
7' 8" x 6' 2" (2.34m x 1.88m)
PVCu double glazed window to front elevation and radiator.

BATHROOM
Fitted with a four piece suite comprising close coupled W.C., pedestal wash hand basin, bath and shower cubicle, cupboard and PVCu double glazed window to side elevation.

GARAGE
Attached garage located to the side of the property fitted with double gates, personnel door into garden and PVCu double glazed window to rear elevation.

OUTSIDE
To the front of the property is established shrubbery and off road parking. To the rear of the property is a large garden with patio area, established borders leading to the lawn garden which has stepping stones taking you through a feature arch with further patio area and additional low maintenance garden space with patio path and stones.

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

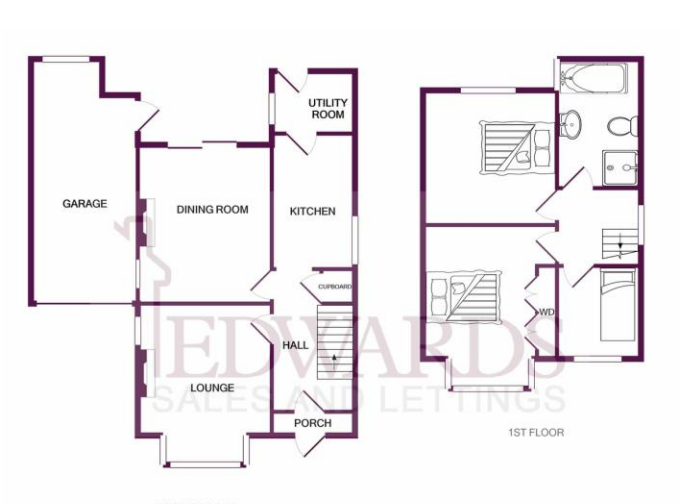
Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

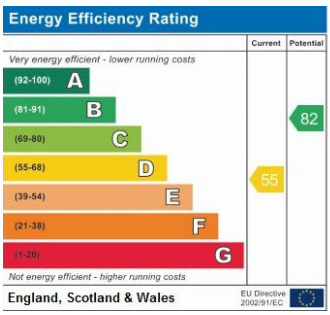
VARIATION OF CONTRACT

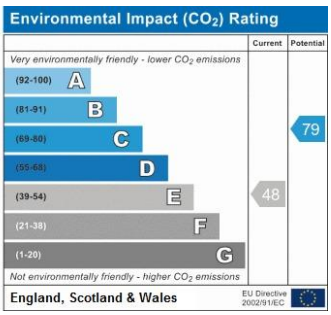
£50 inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

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.







38 Frederick Street
Loughborough
Leicestershire
LE11 3BJ

helloedwards.co.uk
info@helloedwards.co.uk
01509 268208

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements