



Darwin Crescent
Loughborough, LE11 5SA

£775 pcm

Property Features

- THREE BEDROOMS
- EN SUITE TO MASTER
- FAMILY BATHROOM
- LOUNGE DINER
- MODERN KITCHEN
- DOWNSTAIRS W.C.

Full Description

This FAMILY HOME, located on a popular residential estate on the edge of Loughborough, has VIEWS OVER THE FIELDS, and offers accommodation over THREE FLOORS. Internally there are THREE BEDROOMS, EN SUITE to master, LOVELY LOUNGE DINER, MODERN KITCHEN, DOWNSTAIRS W.C. and family bathroom. Outside, there is a private rear garden and ALLOCATED PARKING FOR TWO.

ENTRANCE HALL

Composite door leading into entrance hall, radiator, stairs to first floor and doors leading to downstairs w.c, kitchen and lounge.

KITCHEN

10' 11" x 6' 3" (3.33m x 1.91m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel 1 1/2 sink drainer, 4 ring gas hob, space for fridge/freezer, space and plumbing for dishwasher and washing machine. PVCu double glazed window to the front elevation and radiator.

LOUNGE

13' 4 (MAX)" x 15' 10" (4.06m x 4.83m)

PVCu double glazed window to the side elevation, PVCu French doors to the rear elevation and radiator.

DOWNSTAIRS W.C

6' 1" x 3' 2" (1.85m x 0.97m)

Fitted with a two piece suite comprising of close-coupled w.c and pedestal wash basin, and radiator.

LANDING

3' 11" x 6' 10" (1.19m x 2.08m)

Doors leading to two bedrooms, family bathroom, PVCu



double glazed window to the side elevation, radiator and stairs leading to the second floor.

BEDROOM ONE

13' 3" x 8' 3" (MAX)" (4.04m x 2.51m)

Radiator and two PVCu double glazed windows to the front elevation.

BEDROOM TWO

9' 11" x 13' 4" (3.02m x 4.06m)

Radiator and two PVCu double glazed windows to the front elevation.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c, pedestal wash hand basin and bath with shower over and chrome ladder style radiator.

SECOND FLOOR LANDING

Storage cupboard, skylight and door leading to master bedroom.

BEDROOM THREE

15' 1" x 9' 11" (4.6m x 3.02m)

Restricted head height, built in wardrobe storage, PVCu double glazed dormer window to the front elevation and door leading into en-suite.

EN SUITE

Fitted with a three piece suite comprising close coupled w.c, pedestal wash hand basin, shower cubicle, radiator and skylight.

OUTSIDE

To the front of the property lies a small lawned area with pathways leading to the front door and side of the property. To the rear of the property is a paved patio area with steps leading up to a gravelled garden area.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The 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 no guarantee as to their operability or efficiency can be given.
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