EDWARDS
SALES AND LETTINGS

Derby Road

Loughborough, LE11 5HL

£800 pcm

Property Features

- SPACIOUS SEMI DETACHED HOUSE
- THREE GENEROUS BEDROOMS
- LOUNGE
- DINING ROOM
- BREAKFAST KITCHEN
- DOWNSTAIRS WC
- FAMILY BATHROOM
- EXCELLENT OFF ROAD PARKING
- LARGE REAR GARDEN

Full Description

If you're seeking an IMMACULATE, SPACIOUS FAMILY HOME in a convenient location, TAKE A LOOK AT THIS BEAUTY. REDECORATED and with NEW CARPETS THROUGHOUT, the entrance hall gives way to the LOUNGE with archway to the stylish fitted kitchen, DINING ROOM and downstairs WC. Upstairs, the generous landing leads to THREE GENEROUS BEDROOMS and family bathroom. Outside, to the front is OFF ROAD PARKING FOR SEVERAL CARS with a good size, mainly laid to lawn garden completing the picture of this LOVELY HOME, built with families in mind.

HALLWAY
PVCu double glazed door leading into entrance hall doors to downstairs w.c, lounge, dining room and stairs leading to the first floor.

DINING ROOM/STUDY
11' 6" x 9' 11" (3.51m x 3.02m)
PVCu double glazed window to the front elevation and radiator.

LIVING ROOM
13' 6" x 12' 0" (4.11m x 3.66m)
PVCu double glazed French doors to rear elevation opening out to garden, Adam Style fireplace with gas insert fire and opening to kitchen.

KITCHEN
14' 3" x 8' 10" (4.34m x 2.69m)
Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, space for gas cooker, space and plumbing for washing machine, radiators, PVCu double glazed door side elevation and PVCu double glazed window to the rear elevation.

DOWNSTAIRS W.C
Fitted with close coupled w.c, storage, PVCu double glazed window to the front elevation and radiator.

LANDING
Doors to all three bedrooms, family bathroom and storage cupboard.

BEDROOM ONE
8' 0" x 8' 11" (2.44m x 2.72m)
PVCu double glazed window to the rear elevation and radiator.

BEDROOM TWO
11' 6" x 9' 11" (3.51m x 3.02m)
PVCu double glazed window to the front elevation and radiator.

BEDROOM THREE
13' 6" x 12' 0" (4.11m x 3.66m)
PVCu double glazed window to the rear elevation and radiator.

BATHROOM
Fitted with a three piece suite comprising close couple w.c, pedestal wash hand basin, bath with shower over. PVCu double glazed window to the side elevation and radiator.

OUTSIDE
To the front of the property is driveway providing off road parking. There is a pedestrian gate to the side leading to the rear garden. To the rear of the property is a mainly laid to lawn garden, paved patio area all of which is enclosed by wooden fencing.

Viewing Arrangements

Please contact Clare, Katie 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.

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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