



Sherrard Drive

Sileby, Loughborough, LE12 7SG

£700 pcm

Property Features

- SPACIOUS MID TOWN HOUSE
- TWO DOUBLE BEDROOMS
- REFITTED DINING KITCHEN
- GENEROUS LOUNGE
- PVCu DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARAGE IN BLOCK
- CUL DE SAC LOCATION

Full Description

Situated in a quiet cul de sac, this SPACIOUS MID TOWN HOUSE, having been freshly decorated, boasts a newly fitted DINING KITCHEN and GENEROUS LOUNGE to the ground floor, with TWO DOUBLE BEDROOMS and bathroom upstairs all benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. Outside, to the front is a small lawn, an enclosed rear garden and a GARAGE, with parking in front, in a separate block.

ENTRANCE PORCH

PVCu double glazed door into porch with further door into lounge.

LOUNGE

14' 0" x 13' 10" (4.27m x 4.22m)

PVCu double glazed window to front elevation, stairs off to first floor, radiator and door into kitchen diner.

KITCHEN DINER

14' 0" x 8' 8" (4.27m x 2.64m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated electric oven, built in gas hob, stainless steel extractor hood, space for fridge freezer, under-counter space and plumbing for washing machine, radiator, PVCu double glazed window to rear elevation and external door to rear elevation leading out into the garden.

LANDING

Doors to both bedrooms and bathroom.

BEDROOM ONE

14' 0" x 10' 10" (4.27m x 3.3m)

PVCu double glazed window to front elevation, radiator and built in wardrobe.



BEDROOM TWO

9' 5" x 7' 11" (2.87m x 2.41m)

PVCu double glazed window to rear elevation, radiator and built in wardrobe.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower screen and shower over, radiator, wood laminate flooring and PVCu double glazed window to rear elevation.

GARAGE

Single garage in a block with up and over door.

OUTSIDE

To the front of the property is a lawn garden with central pathway. To the rear of the property is a private garden with lawn area and paved patio area, enclosed by wooden fencing and with gated access to the rear leading to the garage and parking.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Ben or Katie 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

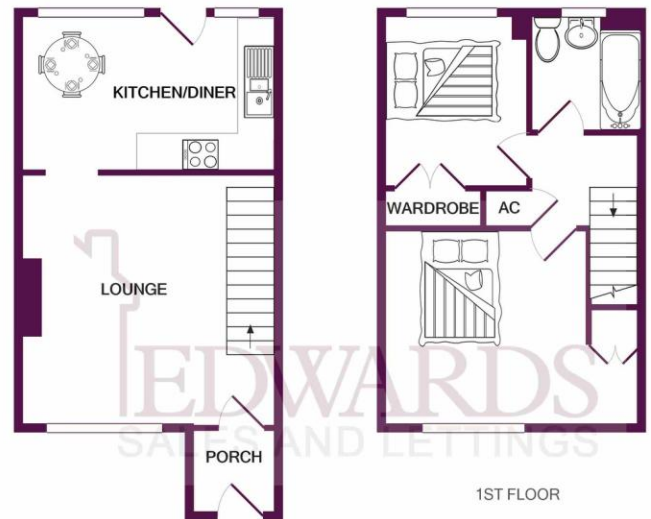
Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

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.



GROUND FLOOR

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. This 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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