



**Knipton Drive**  
Loughborough, LE11 4ER

**£700 pcm**

# Property Features

---

- THREE BEDROOMS
- 14FT KITCHEN DINER
- 14FT LOUNGE
- UPSTAIRS FAMILY BATHROOM
- PARKING TO REAR
- FRONT AND REAR GARDEN

## Full Description

---

This THREE BEDROOM HOME sits on a popular residential estate which has GOOD TRANSPORT LINKS and is close to BOOTH WOOD PRIMARY SCHOOL, DE-LISLE COLLEGE and CHARNWOOD COLLEGE. Internally there is a 14FT LOUNGE, 14FT KITCHEN DINER, three bedrooms and family bathroom. Outside there are front and rear gardens, and PARKING TO REAR.

### ENTRANCE HALL

PVCu double glazed door into entrance hall with further door into living room.

### LIVING ROOM

14' 4" x 12' 0" (4.37m x 3.66m)

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

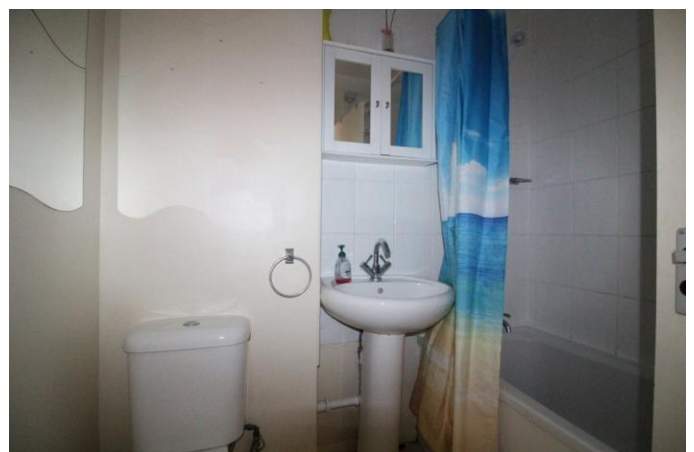
### KITCHEN DINER

14' 4" x 12' 0" (4.37m x 3.66m)

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

### LANDING

Access to loft, storage cupboard and doors to all three bedrooms and bathroom.



### BEDROOM ONE

10' 4" x 9' 8" (3.15m x 2.95m)

Two PVCu double glazed windows to front elevation and radiator.

### BEDROOM TWO

8' 3" x 8' 0" (2.51m x 2.44m)

PVCu double glazed window to rear elevation and radiator.

### BEDROOM THREE

9' 10" x 5' 10" (3m x 1.78m)

PVCu double glazed window to rear elevation and radiator.

### BATHROOM

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

### OUTSIDE

To the front of the property is a lawn garden with path leading to the front door and outdoor store. To the rear of the property is a lawn garden with patio area leading down to sheds and additional patio area.

### 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.

