



Sparkenhoe Estate

Heather, Coalville, LE67 2RG

£1,100 pcm

Property Features

- FOUR BEDROOMS
- MASTER BEDROOM ENSUITE
- FAMILY BATHROOM
- DINING ROOM
- KITCHEN BREAKFAST ROOM
- LOUNGE
- WC/UTILITY
- PRIVATE ENCLOSED REAR GARDEN
- OFF-STREET PARKING
- GARAGE



Full Description

This is a substantial FOUR BEDROOM home which would be perfect for a family. As well as OFF-STREET PARKING for two cars at the front, there is a GARAGE at the rear providing additional parking. Downstairs there is a GOOD-SIZED LOUNGE with decorative FEATURE FIREPLACE, a LOVELY KITCHEN BREAKFAST room, a DELIGHTFUL DINING ROOM and a WC/UTILITY. Upstairs the MASTER BEDROOM is ENSUITE, plus there is a FAMILY BATHROOM. Outside at the back is a PRIVATE ENCLOSED REAR GARDEN complete with SUMMER HOUSE and access to the GARAGE.

ENTRANCE HALL

PVCu double glazed French doors leading into porch which in turn leads to the carpeted entrance hall. Stairs leading to first floor accommodation and doors leading to both lounge and dining room.

LOUNGE

21' 6" x 11' 8" (6.55m x 3.56m)

Large double aspect lounge with PVCu double glazed bow window to the front and additional window to the rear aspect of the house. Perfect entertaining space encompassing feature decorative cast-iron fireplace with marble hearth and classic mantelpiece. Feature wallpapered wall, carpet and radiator. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16' 10" x 14' 1" (5.13m x 4.29m)

Beautifully presented kitchen/breakfast room with ample modern wall, base and drawer units providing lots of storage. Contemporary laminate granite effect worksurfaces and laminate wood flooring. Large island for barstool eating, 5 ring double oven Kenwood Range with extractor fan over, one and a half bowl undermount sink drainer with stainless



steel mixer taps. PVCu double glazed back door and window to rear garden. Doors to lounge, dining room and WC/utility room.

DINING ROOM

11' 5" x 10' 2" (3.48m x 3.1m)

PVCu double glazed window to front aspect, laminate wood flooring, feature wall and lighting, radiator. Door to kitchen/breakfast room.

WC/UTILITY

Integrated WC and sink unit with tiled splashback, plumbing for washing machine and dryer and laminate wood flooring.



LANDING

Carpeted flooring with radiator, large PVCu double glazed window to rear garden and doors leading to all bedrooms and bathroom.

BEDROOM ONE

12' 11" x 11' 5" (3.94m x 3.48m)

PVCu window to front aspect, carpet flooring, radiator, recessed alcoves for clothing and door to ensuite.



ENSUITE

Close coupled W.C., pedestal wash hand basin, separate shower cubicle with glass folding door and wall tiles.

Laminate wood flooring.

BEDROOM TWO

11' 6" x 9' 8" (3.51m x 2.95m)

PVCu double glazed window to front aspect, wrap-around cupboards, carpet flooring, radiator and desk area in alcove.



BEDROOM THREE

9' 7" x 9' 6" (2.92m x 2.9m)

PVCu double glazed window to rear aspect, carpet flooring, radiator.

BEDROOM FOUR

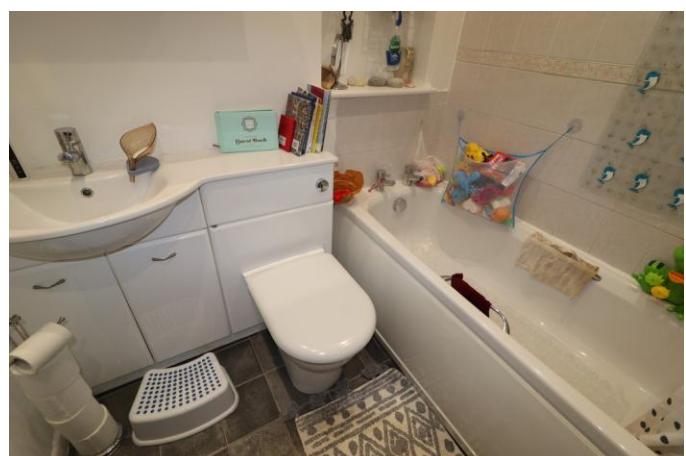
8' 0" x 7' 9" (2.44m x 2.36m)

PVCu double glazed window to rear aspect, carpet flooring, radiator and cupboard.

BATHROOM

6' 10" x 5' 10" (2.08m x 1.78m)

Fitted with a three piece suite comprising integrated close coupled W.C and pedestal wash hand basin with fitted storage unit beneath. Bath with shower over and vinyl flooring.



OUTSIDE

To the front of the property is a large lawned area framing the house with tarmac driveway providing off-street parking for 2 cars. The garage is located round the corner at the bottom of the garden and can be accessed via a side-gate. To the rear of the property is a private lawned garden, with well planted borders with mature plants and shrubs, a patio seating area and a decked area for barbecues. At the end of the garden is a summer house providing indoor/outdoor living space. The garden is enclosed by wooden fencing providing security and privacy.

GENERAL NOTES

Viewing Arrangements: Please contact Clare, Katie, Dominique or Liz 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

