



**Francis Drive**  
Loughborough, LE11 5FE

**£575 pcm**



## Property Features

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- ONE BEDROOM
- LIVING ROOM/DINER
- KITCHEN
- UPSTAIRS BATHROOM
- ENTRANCE PORCH
- GARAGE CONVERTED INTO WORKSHOP
- OFF-STREET PARKING
- LOW-MAINTENANCE GARDEN

## Full Description

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What a perfect little rental property! Offering ONE BEDROOM and a BATHROOM upstairs, you will also find a GOOD-SIZED LIVING ROOM/DINER, KITCHEN and ENTRANCE PORCH downstairs. Outside is a LOW-MAINTENANCE GARDEN, a GARAGE which has been CONVERTED INTO A WORKSHOP, IS FULLY INSULATED AND PLASTERED as well as OFF-STREET PARKING. This is an ideal pied à terre!

### PORCH

PVCu double glazed door into porch and opening to lounge.

### LOUNGE

12' 11" x 12' 1" (3.94m x 3.68m)

PVCu double glazed window to front elevation, gas fireplace stairs off to first floor and door to kitchen.

### KITCHEN

12' 0" x 4' 9" (3.66m x 1.45m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob, built in fridge and freezer, under-counter space and plumbing for washing machine and PVCu double glazed window to front elevation.

### LANDING

Storage heater, doors to bedroom and bathroom.

### BEDROOM

11' 5" x 8' 10" (3.48m x 2.69m)

PVCu double glazed window to front elevation, walk in wardrobe and door to airing cupboard.



## BATHROOM

Fitted with a three piece suite comprising low flush W.C., pedestal wash hand basin and bath with shower over and PVCu double glazed window to front elevation.

## GARAGE

15' 2" x 8' 0" (4.62m x 2.44m)

Detached garage that has been converted into a workshop that has been plastered, has insulation and power and light.

## OUTSIDE

To the front of the property there is a gravelled area and shrubbery with a pathway to the front door and access to outdoor storage space.



## 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 231 SQ.FT.  
(21.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 213 SQ.FT.  
(19.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 444 SQ.FT. (41.3 SQ.M.)

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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