



**Balmoral Avenue**  
Shepshed, LE12 9PX

**£695 pcm**

# Property Features

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- THREE GOOD SIZED BEDROOMS
- UPSTAIRS SHOWER ROOM
- DOWNSTAIRS BATHROOM WITH SEPARATE W.C.
- LOUNGE
- KITCHEN
- DETACHED GARAGE IN THE GARDEN
- DRIVEWAY
- FRONT AND REAR GARDENS

## Full Description

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This THREE BEDROOM semi provides SPACIOUS LIVING both inside and out. Internally there are three good sized bedrooms, UPSTAIRS SHOWER ROOM, downstairs bathroom with separate w.c., TWO RECEPTION ROOMS, garden room and kitchen. Outside doesn't disappoint either with DETACHED GARAGE in the garden, brick built store room, DRIVEWAY providing off road parking and lawn gardens to front and rear.

### ENTRANCE HALL

PVCu double glazed door into entrance hall with stairs off to first floor, radiator, storage cupboard and doors to lounge, kitchen, dining room, bathroom and separate w.c.

### LOUNGE

18' 9" max. x 11' 1" (5.72m x 3.38m)

PVCu double glazed window to front elevation, radiator, wood laminate flooring and under-stairs storage cupboard.

### DINING ROOM

12' 7" x 10' 11" (3.84m x 3.33m)

PVCu double glazed window to rear elevation, radiator and door to rear elevation leading into garden room.

### GARDEN ROOM

12' 1" x 7' 7" (3.68m x 2.31m)

With radiator, tiled flooring, PVCu double glazed window to side elevation and double glazed sliding doors to rear elevation leading out into the garden.

### KITCHEN

12' 4" x 7' 10" (3.76m x 2.39m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl sink drainer, cooker, under-counter fridge, tiled flooring, wall-mounted



boiler and PVCu double glazed windows to side and front elevations.

#### SEPARATE W.C.

Fitted with a back to wall w.c., with tiled flooring and PVCu double glazed window to side elevation.

#### BATHROOM

Fitted with a two piece suite comprising bath and wash hand basin with storage beneath, tiled flooring, fully tiled walls and PVCu double glazed window to side elevation.



#### BEDROOM ONE

11' 1" x 7' 8" (3.38m x 2.34m)

PVCu double glazed window to front elevation, fitted wardrobes, built in wall cupboards and radiator.



#### BEDROOM TWO

14' 0" x 7' 9" (4.27m x 2.36m)

PVCu double glazed window to front elevation and radiator.

#### BEDROOM THREE

11' 11" to wardrobes x 7' 9" (3.63m x 2.36m)

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



#### SHOWER ROOM

Fitted with a three piece suite comprising ow flush w.c., wash hand basin and shower cubicle, and PVCu double glazed window to side elevation.

#### STORE ROOM

5' 10" x 4' 7" (1.78m x 1.4m)

Brick built store room accessed via external door, with single glazed windows, stainless steel sink unit and being fully tiled.

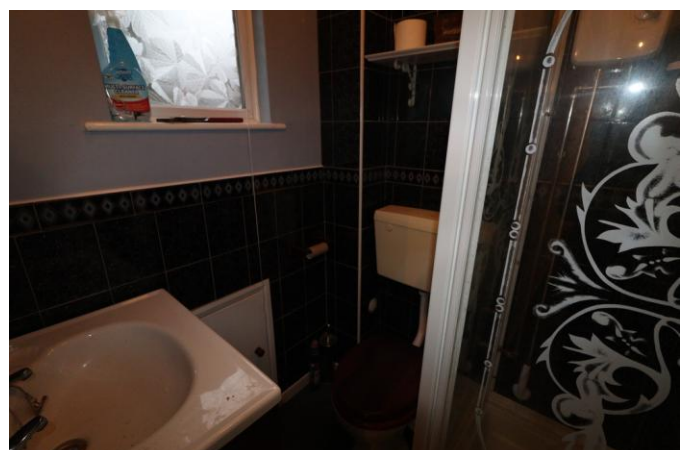
#### GARAGE

20' 8" x 11' 0" (6.3m x 3.35m)

Detached garage situated to the rear of the property with up and over door to front and window to side elevation.

#### OUTSIDE

To the front of the property is a generous lawn garden with tarmac driveway providing ample off road parking and leading to the side door, garage and garden. To the rear of the property is a private garden with paved patio seating area leading to a lawn area, all enclosed by walls, hedges and fencing.



## 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.

