



**Munmoore Close**  
Kegworth, DE74 2DG

**£795 pcm**

# Property Features

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- SPACIOUS TOWN HOUSE
- THREE BEDROOMS
- GENEROUS LOUNGE
- 17'8 DINING KITCHEN
- DOWNSTAIRS WC
- FAMILY BATHROOM
- PARKING TO FRONT
- COURTYARD SETTING
- PVCu DOUBLE GLAZING
- GAS CENTRAL HEATING

## Full Description

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Situated in a quiet courtyard this deceptively spacious MODERN MID TOWN HOUSE boasts 3 BEDROOMS, master EN SUITE, GENEROUS LOUNGE, 17'8 DINING KITCHEN, DOWNSTAIRS WC & family bathroom & ALARM SYSTEM. With PARKING to the front & a mainly laid to lawn rear garden this LOVELY HOME offers comfort & space in this ideally located commuter village.

### ENTRANCE HALL

PVCu double glazed door into entrance hall with doors to downstairs W.C. and lounge.

### DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled W.C., and wall mounted wash hand basin and PVCu double glazed window to front elevation.

### LOUNGE

17' 9" max x 16' 9" (5.41m x 5.11m)

PVCu double glazed window to front elevation, stairs to first floor, Adam style fireplace with electric fire, radiator and door to kitchen/diner.

### KITCHEN/DINER

17' 8" x 8' 0" (5.38m x 2.44m)

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

### LANDING

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



### BEDROOM ONE

12' 0" x 10' 8" (3.66m x 3.25m)

PVCu double glazed window to rear elevation, fitted wardrobes and door to en suite.



### EN SUITE

Fitted with a three piece suite comprising close coupled W.C., wall mounted wash hand basin and shower cubicle.

### BEDROOM TWO

10' 8" x 9' 2" (3.25m x 2.79m)

PVCu double glazed window to front elevation and radiator.

### BEDROOM THREE

8' 0" x 6' 8" (2.44m x 2.03m)

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, radiator and PVCu double glazed window to front elevation.



### OUTSIDE

To the rear of the property there is a lawn garden enclosed by wooden 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

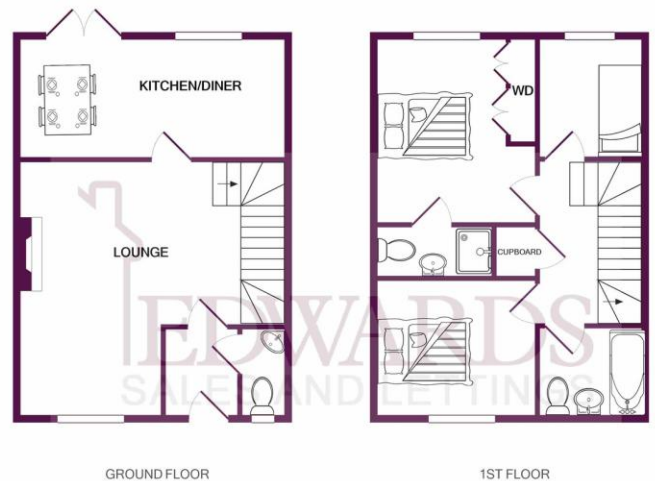
Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

## 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.



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 is given.

