



Leicester Road
Loughborough, LE11 2AH

£950 pcm

Property Features

- SEMI DETACHED HOUSE
- THREE GENEROUS BEDROOMS
- LOUNGE
- DINING ROOM
- NEWLY FITTED KITCHEN
- NEWLY FITTED BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARAGE AND PARKING AT REAR

Full Description

This handsome, bay fronted semi has the added bonus of a GARAGE AND PARKING TO THE REAR. To the ground floor the entrance hall gives way to TWO GENEROUS RECEPTION ROOMS and NEWLY FITTED KITCHEN, whilst upstairs provides THREE GENEROUS BEDROOMS and NEWLY FITTED BATHROOM. Standing well back from the road with established front and rear gardens, this LOVELY HOME will appeal to those seeking a traditional family home.

ENTRANCE HALL

PVCu double glazed door into small porch area with further door leading into entrance hall with stairs off to first floor, under-stairs storage cupboard, carpet, radiator and doors leading to living room, dining room and kitchen.

LOUNGE

11' 10" x 11' 0" (3.61m x 3.35m)

PVCu double glazed bay window to front elevation, electric fire, carpet and radiator.

DINING ROOM

14' 7" x 11' 2" (4.44m x 3.4m)

Aluminium double glazed sliding door leading out to the garden, fireplace with marble mantelpiece, carpet and radiator.

KITCHEN

10' 4" x 6' 7" (3.15m x 2.01m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in ceramic hob, fridge freezer, under-counter washing machine, tiled flooring, down lights, PVCu double glazed windows to side and rear elevations and PVCu double glazed door to rear elevation leading out



into the garden.

LANDING

Doors to all three bedrooms and bathroom.

BEDROOM ONE

11' 2" x 11' 0" (3.4m x 3.35m)

Aluminium double glazed bay window to front elevation, carpet and radiator.

BEDROOM TWO

12' 0" x 11' 2" (3.66m x 3.4m)

PVCu double glazed window to rear elevation, fitted wardrobes, carpet and radiator.

BEDROOM THREE

7' 11" x 6' 8" (2.41m x 2.03m)

Aluminium double glazed window to front elevation, carpet and radiator

BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and p-shaped bath with shower screen and shower over, tiled flooring, fully tiled walls, chrome ladder radiator and PVCu double glazed window to rear elevation.

OUTSIDE

To the front of the property is a large, established lawn garden with pathway to the front door and planted borders. To the rear of the property is a private lawn garden with planted shrubs, out building, path to rear with garage at the bottom of the garden and gate leading to Quorn Close.

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

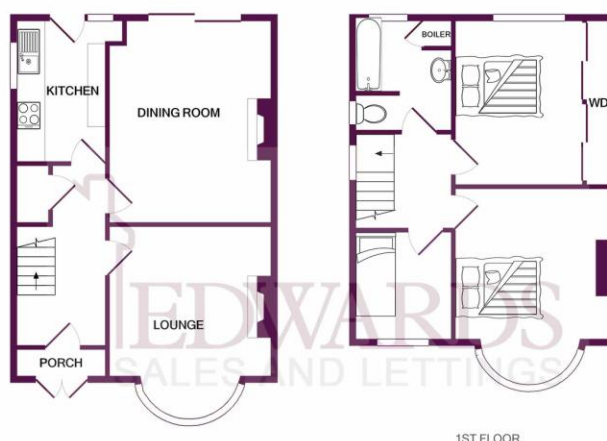
One week's rent. This is to reserve a property. Please note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or 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.

