



Perry Grove
Loughborough, LE11 2NH

£675 pcm

Property Features

- VIDEO TOUR AVAILABLE
- LOUNGE
- CUL DE SAC
- FAMILY BATHROOM
- KITCHEN DINER
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- OFF ROAD PARKING

Full Description

WHAT A LITTLE JEWEL! Contemporary and IMMACULATE THROUGHOUT with a DINING KITCHEN, having French doors into the garden, SPACIOUS LOUNGE, TWO DOUBLE BEDROOMS and FULLY TILED BATHROOM. A lovely paved patio with brick built barbeque enhances the enclosed SOUTH FACING rear garden and a DRIVEWAY provides off road parking for this DELIGHTFUL HOME that is located in a lovely CUL DE SAC.

ENTRANCE

Front door into kitchen diner.

KITCHEN DINER

13' 5" x 8' 10" (4.09m x 2.69m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl sink drainer, integrated electric oven, built in gas hob, stainless steel overhead extractor fan, space for fridge freezer, tiled flooring, PVCu double glazed window to rear elevation, PVCu double glazed French doors to outside and door to lounge.

LOUNGE

13' 7" x 12' 6" (4.14m x 3.81m)

PVCu double glazed window to front elevation, Adam Style fireplace with gas fire, radiator and stairs to first floor.

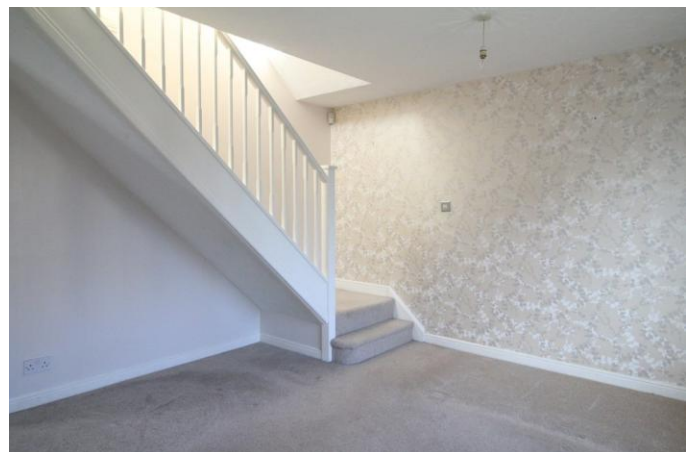
LANDING

PVCu double glazed window to side elevation, loft access and doors to all bedrooms and bathroom.

BEDROOM ONE

11' 7" x 9' 2" (3.53m x 2.79m)

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



BEDROOM TWO

9' 1" x 7' 6" (2.77m x 2.29m)

PVCu double glazed window to rear elevation and radiator



BATHROOM

Fitted with a three piece suite comprising close coupled W.C., wash hand basin and bath with shower over, chrome ladder style radiator, tiled flooring and PVCu double glazed window to rear elevation.



OUTSIDE

To the front of the property is a drive providing off road parking with gate leading to rear garden. To the rear of the property is space for shed and patio area with brick built barbeque, leading to lawn garden.

Viewing Arrangements

Please contact Clare, Ben or Katie 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

1ST FLOOR

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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