



Moat Road
Loughborough, LE11 3PN

£1,200 pcm

Property Features

- FOUR BEDROOMS
- KITCHEN/DINER
- LOUNGE
- DINING ROOM
- SITTING ROOM
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- UPSTAIRS BATHROOM
- OFF-STREET PARKING

Full Description

This is a SIZEABLE PROPERTY that benefits from FOUR BEDROOMS and an UPSTAIRS BATHROOM. Downstairs, there is a GENEROUS KITCHEN/DINER, a separate DINING ROOM, a GOOD-SIZED LOUNGE, an additional SITTING ROOM, as well as a UTILITY ROOM and DOWNSTAIRS SHOWER ROOM. Outside, to the front, is PLENTY OF OFF-STREET PARKING. At the rear of the property is a PRIVATE SLABBED COURTYARD AREA.

ENTRANCE HALL

PVCu double glazed door into entrance hall, stairs off to first floor, radiator, wood laminate flooring and doors to lounge and dining room.

LOUNGE

22' 4" x 11' 8" max. (6.81m x 3.56m)

PVCu double glazed windows to front and rear elevations, two radiators, wood laminate flooring and door into dining room.

DINING ROOM

15' 3" x 7' 7" (4.65m x 2.31m)

PVCu double glazed window to rear elevation, radiator, wood laminate flooring and door into kitchen diner.

KITCHEN DINER

25' 1" x 11' 2" max. (7.65m x 3.4m)

Kitchen area:

Fitted with a range of wall, base and drawer units with laminate work surfaces, integrated electric oven, built in gas hob with integrated extractor hood over, built in electric hob/deep fat fryer with integrated extractor hood over, space for fridge freezer, under-counter dishwasher, wall-mounted boiler, skylight, PVCu double glazed window to side elevation and door into utility room.



Dining area:

Radiator, laminate flooring, door into sitting room and external door to rear elevation leading out into the garden.

UTILITY ROOM

Plumbing for washing machine and door into downstairs shower room.

DOWNSTAIRS SHOWER ROOM

Fitted with a three piece suite comprising close coupled w.c., wash hand basin and corner shower cubicle, chrome ladder radiator, tiled flooring, fully tiled walls and PVCu double glazed door leading out into the garden.



SITTING ROOM

10' 11" x 10' 6" (3.33m x 3.2m)

PVCu double glazed high level window to front elevation, radiator and wood laminate flooring.



LANDING

Doors to all four bedrooms and family bathroom.

BEDROOM ONE

12' 10" x 11' 8" (3.91m x 3.56m)

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



BEDROOM TWO

11' 2" x 10' 5" (3.4m x 3.18m)

PVCu double glazed windows to front and rear elevations, radiator and fitted wardrobes and desk.

BEDROOM THREE

9' 11" x 9' 9" (3.02m x 2.97m)

PVCu double glazed window to rear elevation and radiator.



BEDROOM FOUR

7' 6" x 7' 5" (2.29m x 2.26m)

PVCu double glazed window to rear elevation, radiator and fitted bedroom furniture.

FAMILY BATHROOM

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

STORE ROOM

Timber door and up and over garage door to front elevation,

leading to storage area.

OUTSIDE

To the front of the property is a block paved driveway providing ample off road parking, and lawn area. To the rear of the property is a tiered garden with crazy paved patio area and brick built raised seating areas.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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