



Beacon Road
Loughborough, LE11 2BG

£950 pcm

Property Features

- THREE BEDROOMS
- BATHROOM UPSTAIRS
- SITTING ROOM
- LOUNGE
- KITCHEN
- PANTRY
- OFF-STREET PARKING
- GARAGE
- PRIVATE ENCLOSED REAR GARDEN

Full Description

This is a great property! Benefitting from NEW CARPETS and DECORATION throughout, there is a CONTEMPORARY BATHROOM UPSTAIRS and THREE BEDROOMS. Downstairs you'll find a lovely bay-fronted SITTING ROOM and a SIZEABLE LOUNGE. Plus a KITCHEN leading to a very useful PANTRY. Outside there is AMPLE OFF-STREET PARKING to the front and to the rear is a LOVELY PRIVATE ENCLOSED REAR GARDEN with GARAGE.

ENTRANCE PORCH

PVCu double glazed door into porch with double glazed panels to each side and above, with further door into entrance hall.

ENTRANCE HALL

Stairs off to first floor, radiator and doors into sitting room, lounge and kitchen.

SITTING ROOM

12' 4" x 11' 7" (3.76m x 3.53m)

PVCu double glazed bay window to front elevation and radiator.

LOUNGE

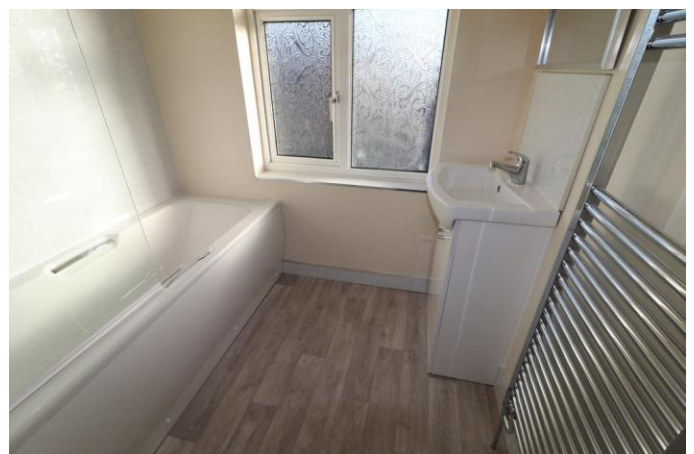
14' 9" x 12' 4" (4.5m x 3.76m)

PVCu double glazed windows to rear elevation, radiator and PVCu double glazed French doors to rear elevation leading out into the garden.

KITCHEN

10' 5" x 7' 11" (3.18m x 2.41m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob, integrated extractor



hood, under-counter fridge, under-counter washing machine, wall-mounted boiler, walk-in pantry, PVCu double glazed window to rear elevation and external door to side elevation.

LANDING

PVCu double glazed window to side elevation and doors to all three bedrooms and bathroom.

BEDROOM ONE

12' 4" x 11' 6" (3.76m x 3.51m)

PVCu double glazed window to front elevation and radiator.

BEDROOM TWO

11' 2" x 10' 9" (3.4m x 3.28m)

PVCu double glazed window to rear elevation and radiator.

BEDROOM THREE

10' 5" max. x 8' 0" (3.18m x 2.44m)

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

BATHROOM

Fitted with a two piece suite comprising wash hand basin with storage beneath and bath with shower screen and shower over, chrome ladder radiator and PVCu double glazed window to front elevation.

SEPARATE W.C.

Fitted with a close coupled w.c. and PVCu double glazed window to side elevation.

GARAGE

16' 9" x 8' 0" (5.11m x 2.44m)

Detached single garage with double doors to front.

OUTSIDE

To the front of the property is a paved driveway providing off road parking and giving gated access to the rear. To the rear of the property is a mainly lawn garden with paved patio area, paved pathway to the bottom of the garden, vegetable patch/flower bed to rear of garage, all 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.

