



## HARTINGTON STREET LOUGHBOROUGH, LE11 1HT

£725 PCM

This THREE BEDROOM WAREHOUSE CONVERSION offers LOADS OF SPACE with HIGH CEILINGS downstairs. The MODERN INTERIOR hides the building's history but at the back there is ORIGINAL BRICKWORK and WOODEN beams that give this house a QUIRKINESS that you can't help but love. With OFF ROAD PARKING at the front, LARGE LOUNGE DINER, LARGE KITCHEN, DOWNSTAIRS W.C., three bedrooms and family bathroom, it is PERFECT FOR FAMILY LIFE. You would be CRAZY TO MISS OUT!

 EDWARDS  
SALES AND LETTINGS

# HARTINGTON STREET

WAREHOUSE CONVERSION | END  
TOWNHOUSE | THREE BEDROOMS |  
LARGE LOUNGE DINER | DOWNSTAIRS  
W.C. | UPSTAIRS BATHROOM |  
DOUBLE GLAZING | GAS CENTRAL  
HEATING | LARGE KITCHEN |



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## ENTRANCE HALL

Front door into hallway, radiator, stairs to first floor, access to under stair storage and doors to kitchen, lounge diner and downstairs W.C.

## LOUNGE DINER

17'6" x 14'6" PVCu double glazed window to rear elevation, built in cupboard and door to out into the garden.

## KITCHEN

14'4" x 6'8" Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, space for fridge freezer, brand new cooker with gas hob and electric oven included, under-counter space and plumbing for washing machine, cupboard housing boiler, radiator and PVCu double glazed window to front elevation.

## DOWNSTAIRS W.C.

Fitted with a two piece suit comprising low flush W.C and wash hand basin, and radiator.

## LANDING

Loft access and doors to bedrooms one, two and three and the

bathroom.

## BEDROOM ONE

13'0" x 9'7" MAX PVCu double glazed window to front elevation and radiator.

## BEDROOM TWO

14'10" x 6'8" PVCu double glazed window to rear elevation and radiator.

## BEDROOM THREE

10'8" x 7'7" PVCu double glazed window to rear elevation and radiator.

## BATHROOM

Fitted with a three piece suite comprising low flush W.C., pedestal wash hand basin and bath with shower over and radiator.

## OUTSIDE

To the front of the property there is a lawn garden, with a tarmac driveway providing off road parking to the side. To the rear of the property is a private paved garden with gate to back. There are also stand alone solar panels to help with the energy bills!

## GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

It should not be assumed that items shown in our photographs are included in the let of the property.

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.

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.

## HARTINGTON STREET





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### ADDITIONAL INFORMATION

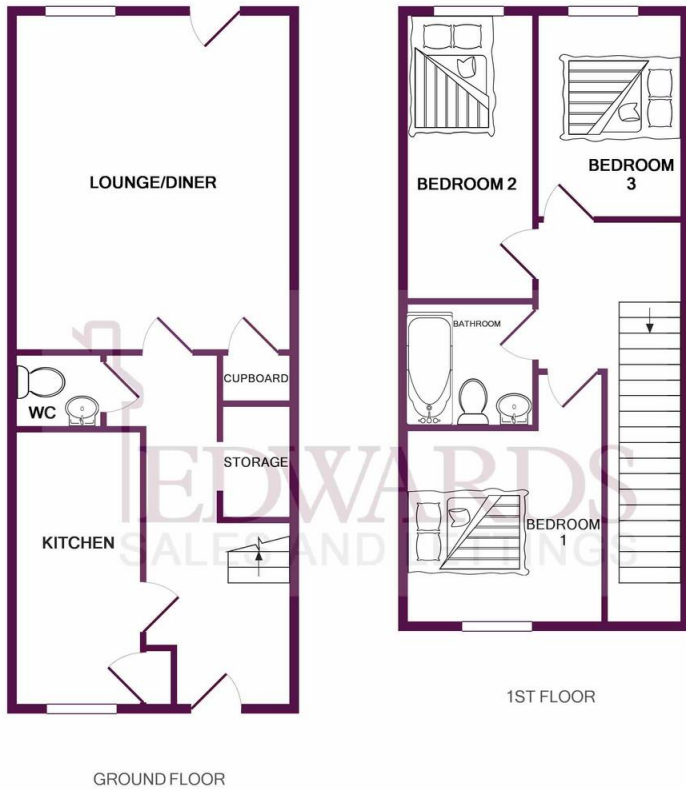
**Local Authority** – Chamwood Borough Council

**Council Tax** – Band B

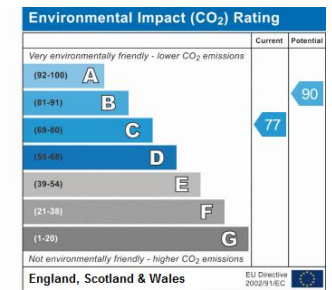
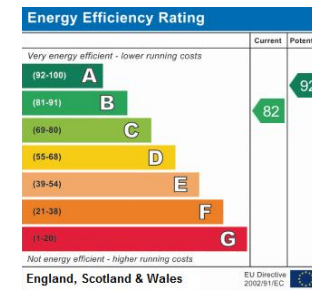
**Viewings** – By Appointment Only

**Tenure** – Freehold





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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements