EDWARDS
SALES AND LETTINGS

Dower House Gardens

£995 pcm

Quorn, Loughborough, LE12 8DE

Property Features

- LINK-DETACHED
- 18FT LOUNGE
- KITCHEN
- CONSERVATORY
- THREE DOUBLE BEDROOMS
- INTEGRAL GARAGE
- DRIVEWAY
- DOWNSTAIRS W.C.

Full Description

This LINK DETACHED family home is nestled in the CENTRE OF QUORN, close to boutique shops, village pubs and Rawlins Academy. Internally there are THREE DOUBLE BEDROOMS, modern family bathroom, 18FT LOUNGE with conservatory overlooking the rear garden, MODERN KITCHEN, downstairs w.c. and INTEGRAL GARAGE. There is a DRIVEWAY to front providing off road parking and PRIVATE GARDEN TO REAR.

ENTRANCE HALL
Door into entrance hall with stairs off to first floor, storage cupboard, radiator and doors leading to living room, downstairs W.C. and kitchen.

KITCHEN
10' 3" x 9' 3" (3.12m x 2.82m)
Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl sink drainer, freestanding range cooker, space for fridge freezer, under-counter space, plumbing for washing machine, radiator and double glazed bow window to front and side elevation.

LOUNGE/DINER
18' 0" x 13' 10" (5.49m x 4.22m)
Double glazed bowed window to front elevation, double glazed door into conservatory and radiators.

DOWNSTAIRS W.C.
Fitted with a two piece suite comprising W.C., wash hand basin and double glazed window to side elevation.

LANDING
Doors to all bedrooms and bathroom.

BEDROOM ONE
15' 0" x 9' 5" (4.57m x 2.87m)
Double glazed window to rear elevation, radiator, access to storage cupboard and fitted wardrobes.

BEDROOM TWO
11' 2" x 10' 6" (3.4m x 3.2m)
Juliette balcony with double glazed French doors and radiator.

BEDROOM THREE
11' 2" x 8' 3" (3.4m x 2.51m)
Double glazed window to side elevation and radiator.

BATHROOM
Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower over, ladder style radiator, access to storage cupboard and double glazed window to rear elevation.

CONSERVATORY
Of PVCu construction with double glazed door leading out into the garden.

INTEGRAL GARAGE
With up and over door and wall mounted boiler.

OUTSIDE
To the front of the property is a driveway leading to integral garage and lawn area. To the rear of this property is an enclosed lawned garden with concrete patio and shed.

Viewing Arrangements

Please contact Clare, Hannah, Becky or Ben 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

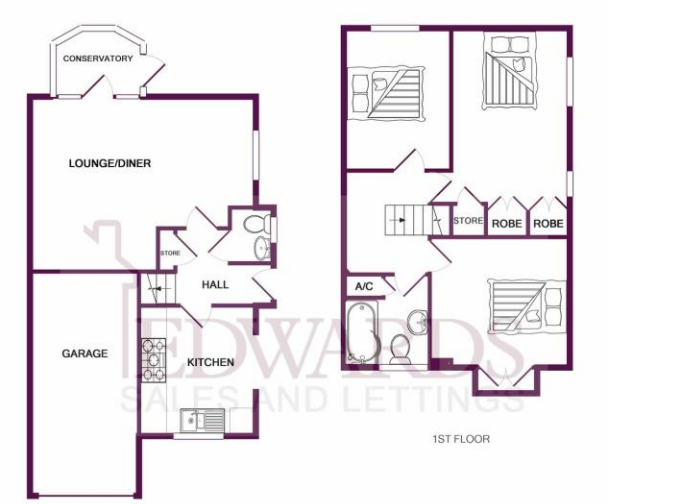
These details and floor plans, although believed to be accurate, are for guidance only and prospective tenants should satisfy themselves by inspection or otherwise to their accuracy. No individual within this letting agency has the authority to make or give any warranty in respect to the property.

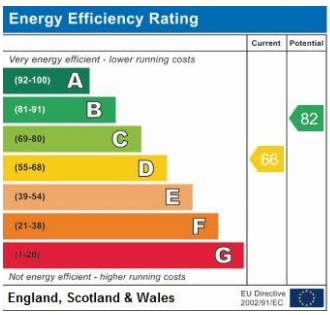
TENANT FEES

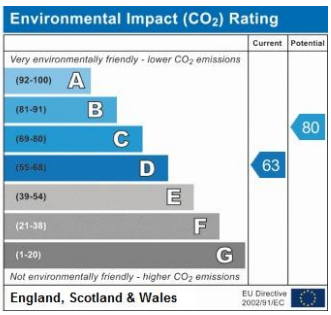
Application fee for first tenant: £200 + VAT (£240)

Application fee for any additional tenants: £75 + VAT (£90)

Guarantors application fee: £FREE OF CHARGE







38 Frederick Street
Loughborough
Leicestershire
LE11 3BJ

helloedwards.co.uk
info@helloedwards.co.uk
01509 268208

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements