EDWARDS
SALES AND LETTINGS

Quantock Rise

Shepshed, Loughborough, LE12 9JR

£525 pcm

Property Features

- ONE DOUBLE MEZZANINE BEDROOM
- OFF ROAD PARKING
- BRAND NEW BATHROOM
- OPEN PLAN
- BRAND NEW CARPET AND FLOORING THROUGHOUT
- CONSERVATORY
- RECENTLY RENOVATED KITCHEN
- LANDSCAPED ENCLOSED GARDEN
- LOUNGE/DINER

Full Description

Set back with a PRIVATE RECENTLY LANDSCAPED GARDEN, this QUARTER HOUSE won't be around for long. It has been recently refurbished to comprise a RENOVATED FITTED KITCHEN including appliances, CONSERVATORY, brand new carpet and flooring throughout, open plan living dining, BRAND NEW BATHROOM with white three piece suite and DOUBLE MEZZANINE BEDROOM.

LOUNGE/DINER
18' 6" x 13' 10"MAX (5.64m x 4.22m)
PVCu double glazed door to rear elevation into Lounge/Diner, stairs off to first floor, open into kitchen and conservatory.

KITCHEN
7' 7" x 7' 7" (2.31m x 2.31m)
Fitted with a modern range of wall, base and drawer units with wooden work tops, stainless steel sink drainer, electric cooker included, under-counter fridge included, under-counter washing machine included and PVCu double glazed bow window to side elevation.

BATHROOM
Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower over, and PVCu double glazed window to side elevation.

BEDROOM
11' 0" x 8' 4" (3.35m x 2.54m)
With skylight window and fitted wardrobes.

CONSERVATORY
Brick built with PVCu double glazed windows and electric storage heater.

OUTSIDE
To the rear of this property is an enclosed low maintenance garden with side gate. To the side of the property is a driveway providing off road parking for multiple cars.

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

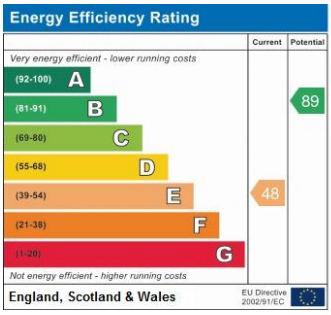
These details and floor plans, although believed to be accurate, are for guidance only and prospective tenants should satisfy themselves by inspection or otherwise to their accuracy. No individual within this letting agency has the authority to make or give any warranty in respect to the property.

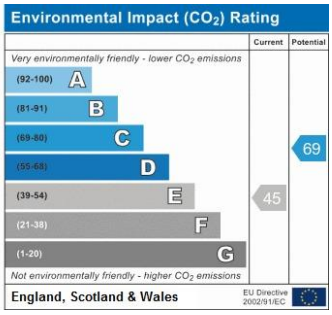
TENANT FEES

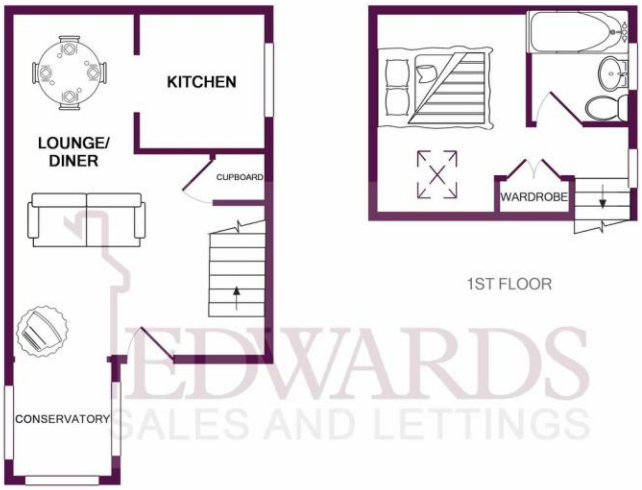
Application fee for first tenant: £200 + VAT (£240)

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

Guarantors application fee: £FREE OF CHARGE







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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 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