

**3 Glebe Cottages
Poultney Lane
KIMCOTE
LE17 5RX
£895 PCM**



- **TWO BEDROOM**
- **AVAILABLE MID DECEMBER**
- **UPVC DOUBLE GLAZING**
- **ELECTRIC RADIATOR HEATING**

- **MID TERRACE COTTAGE**
- **UNFURNISHED**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING F**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

AVAILABLE MID DECEMBER This attractive two bedroom mid terrace cottage located in the South Leicestershire village of Kimcote. In brief the accommodation comprises; entrance porch, open plan lounge/kitchen, and inner hallway to the ground floor, two bedrooms and a modern bathroom to the first floor. This property additionally benefits from underfloor heating to the ground floor and double glazed windows. The cottage is situated in a quiet location and viewing is highly recommended. ***UNFURNISHED*** Sorry, No Pets.

Accommodation Comprises

Entry via hardwood door into:

Entrance Porch

With access to lounge/kitchen via timber door.

Lounge Area

15'9" x 14'3" (4.82m x 4.36m)

Window to front aspect. Understairs storage cupboard housing electric radiator heating system. Exposed beam. Wood laminate floor covering. Under floor heating. Wall lights. Television point. Telephone point. Walkway through to:

Kitchen Area

10'8" x 9'8" (3.27m x 2.96m)

Fitted with a range of base units with oak work tops incorporating a stainless steel sink unit. Built in electric hob, electric oven and stainless steel extractor canopy. Skylight window. French doors opening to rear garden. Tiling to splash areas. Plumbing for a slim line dishwasher. Under floor heating. Timber door to:

Inner Hall

Cupboard housing hot water cylinder. Space and plumbing for a washing machine. Stairs rising to first floor.

First Floor Landing

Skylight window. Access to loft. Doors off to:

Bedroom One

14'3" x 7'11" (4.36m x 2.42m)

Window to front. Radiator.

Bedroom Two

7'7" x 4'8" (2.33m x 1.43m)

Single room only. Skylight window. Radiator.

Bathroom

Panelled bath with mixer shower and shower screen. Pedestal wash hand basin set within a vanity unit. Low level w.c. Tiling to all splash areas. Chrome radiator. Extractor fan. Skylight window.

Rear Garden

Paved patio area. Raised lawn area. Timber panel fencing to boundary.

Agents Note

Deposit: £1032.69

Length Of Tenancy:

Local Authority: Harborough District Council

Council Tax Band: B

Energy Efficiency Rating: F





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.