

26 Gale Close, Lutterworth, LE17 4LL



£1,175 Per Month

A three bedroom semi-detached home situated in a cul-de-sac location on a popular residential location. The property has an entrance hall, bay-fronted lounge and a dining kitchen, three bedrooms and a bathroom with a shower over the bath. Outside there is a drive which provides off road parking, a single garage and an enclosed rear garden. Available immediately.

Service without compromise



Entrance Hall 6'00 x 3'00 (1.83m x 0.91m)

Composite front door. Radiator, Stairs to the first floor.

Lounge 14' x 10' (4.27m x 3.05m)

Box bay window to the front aspect. Adams fire surround with gas fire. Radiator.

Dining Kitchen 13'11" x 8' (4.24m x 2.44m)

Fitted with a range of cabinets with complimenting surfaces. Stainless steel sink with mixer taps. Built-in oven, hob & extractor hood. Space for washing machine and fridge freezer. Laminate flooring. Radiator. Window to the rear aspect and a set of French doors open into the garden.

Landing

Loft hatch. Communicating doors to bedrooms and bathroom.

Bedroom One 13'11 x 7' (4.24m x 2.13m)

A double bedroom with dual front aspect windows. Storage cupboard and a radiator.

Bedroom Two 6' x 8' (1.83m x 2.44m)

A double bedroom with a window to the rear aspect and a radiator.

Bedroom Three 7' x 8' (2.13m x 2.44m)

A single bedroom with a window to rear aspect and a radiator.

Bathroom 5' x 6' (1.52m x 1.83m)

Fitted with a low flush WC, pedestal hand wash basin and panelled bath with electric shower over. Opaque window and a radiator.

Garden

Mainly laid to lawn with a path and gated side access to the drive.

Outside & Parking

To the front is a lawn with a mature tree. The drive provides ample off road parking and leads to the single garage which has up and over door with power and light connected.

Additional Information

Council tax band C

Damage deposit based on rent of £1175 per calendar

month of £1355

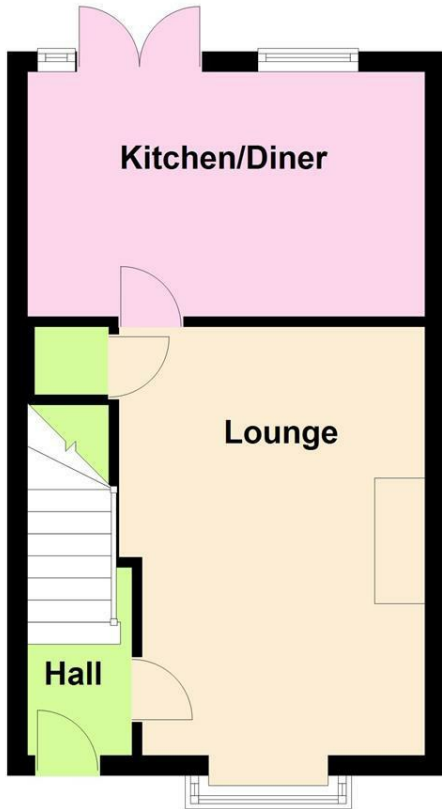
Holding deposit based on rent of £1175 per calendar month £271

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

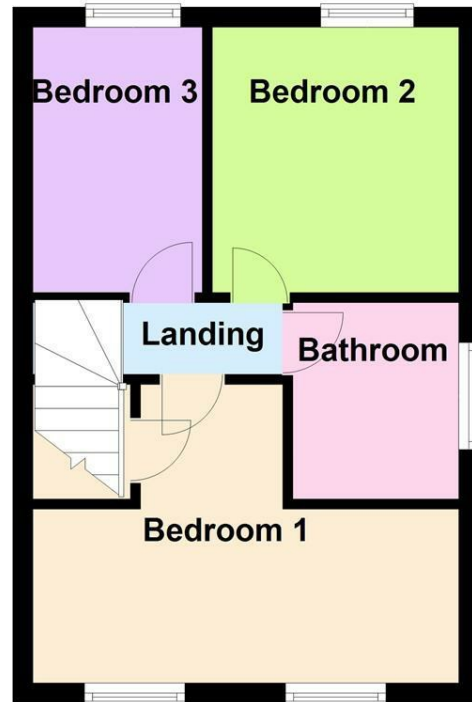
Ground Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



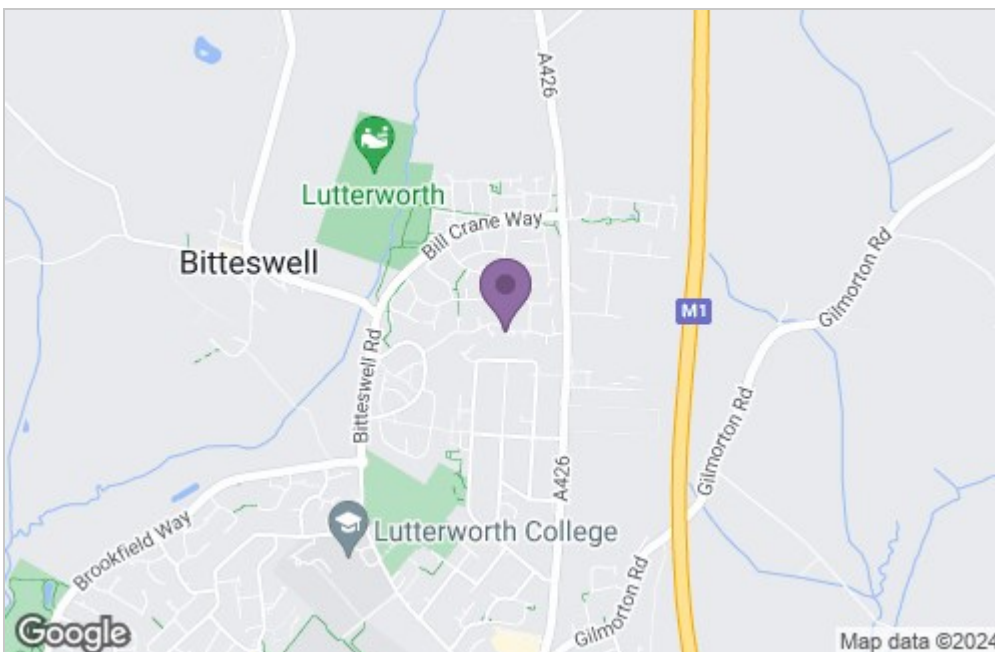
First Floor

Approx. 30.7 sq. metres (330.4 sq. feet)

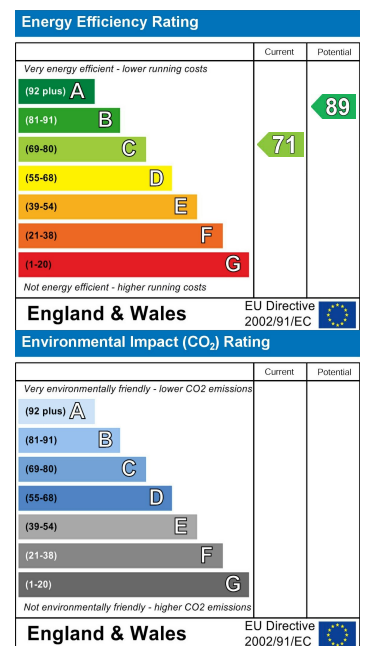


Total area: approx. 57.7 sq. metres (621.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise