

## Chotu House Crescent Road, Lutterworth, LE17 4PE



### £975 Per Month

A brand new detached bungalow well located on the outer edge of this popular market town. The gas centrally heated and double glazed accommodation comprises: Entrance hall, open plan living room and fully fitted kitchen, inner hall, two double bedrooms and shower room. There is also a private outside space and parking for one/two cars. The property is unfurnished and is available from late May.



## Entrance Hall

Accessed via opaque double glazed front door. Radiator.  
Door to:-

## Open Plan Living Room/Kitchen 22'0" x 12'1" (6.71m x 3.68m)

Two pairs of double glazed French doors opening out to the garden. Double glazed picture window to the front. Modern range of fitted base and wall units. Fitted appliances to include: Oven and four ring electric hob, stainless steel extractor hood, fridge/freezer, automatic washer/dryer and dishwasher. Stainless steel sink and drainer. Radiator. Television point. Wall mounted combination gas fired central heating boiler. Door to:-

## Inner Hall

Radiator. Access to useful boarded loft space with windows and lighting. Doors to rooms.

## Bedroom One 14'8" x 12'2" (4.47m x 3.71m)

Double glazed window to the front elevation. Radiator. Television point.

## Bedroom Two 10'10" x 8'7" (3.30m x 2.62m)

Double glazed window to the front elevation. Radiator.

## Shower Room

Double shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Heated towel rail. Complementary tiling.

## Outside

The garden has been designed for easy maintenance being mainly paved and enclosed by high timber lap fencing affording a good deal of privacy. There is also a tarmacked driveway providing parking for one or two vehicles.

## Additional Information

Council tax band C

Holding deposit based on £975 rent per calendar month amounting to £225

Damage deposit based on £975 rent per calendar month amounting to £1125

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

Floor Plan

Area Map



Energy Efficiency Graph

