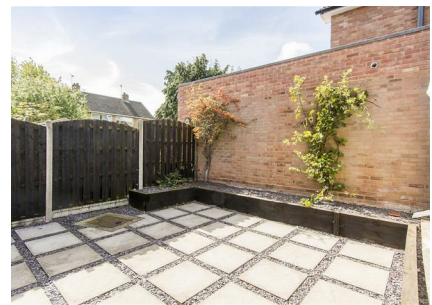


26 Denman Lane, Leicester, LE9 3BS



£1,300 Per Month

A recently refurbished and beautifully presented family home well situated in an established residential area close to the school.

The spacious, gas centrally heated and double glazed, accommodation briefly comprises: Entrance hall, lounge, dining room, fitted kitchen with appliances, utility room, downstairs WC, landing, three bedrooms and modern shower room.

There are also private, easy maintenance gardens, off road parking for two cars and a detached garage.

The property is offered unfurnished and is available immediately.

Entrance Hall



Accessed via opaque double glazed composite front door with matching side window. Stairs rising to the first floor. Radiator. Wood effect vinyl flooring. Doors to rooms.

(Lounge/Diner Photo)



Lounge 14'4" x 10'11" (4.37m x 3.33m)



Double glazed windows to the front and side elevations. Corner fireplace incorporating cast iron woodburning stove and heavy timber mantle. Radiator. Opening through to:-

Dining Room 9'2" x 8'8" (2.79m x 2.64m)



Double glazed window to the side elevation. Radiator.

Kitchen 11'4" x 8'5" (3.45m x 2.57m)



Brand new fitted kitchen with a range of white high gloss fronted base and wall units. Laminated work surfaces and splash backs. Fitted oven and five ring gas hob with extractor hood over. Fitted microwave, refrigerator and automatic dishwasher. Enamelled one and a half bowl sink and drainer. Open storage cupboard. Double glazed window to the side. Opaque double glazed door to:-

(Kitchen Photo Two)



Utility Room 6'0" x 6'11" (1.83m x 2.11m)



Fitted wall units and laminated work surface. Space and plumbing for automatic dishwasher. Double glazed windows with fitted blinds to the rear and side elevations. Double glazed door to the rear garden. Door to:-

Downstairs WC



Wash hand basin and low level WC. Wood effect vinyl flooring. Extractor fan.

First Floor Landing

Double glazed window to the side elevation. Access to loft space. Doors to rooms.

Bedroom One 11'8" x 9'11" (3.56m x 3.02m)



Double glazed windows to the front and side elevations. Radiator.

(Bedroom One Photo Two)



Bedroom Two 10'6" to the face of wardrobes x 11'3" (3.20m to the face of wardrobes x 3.43m)



Double glazed window to the front elevation. Built in mirrored double wardrobes. Airing cupboard housing gas fired combination central heating boiler. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 8'3" x 7'1" (2.51m x 2.16m)



Double glazed window to the front elevation. Radiator and telephone point.

Shower Room

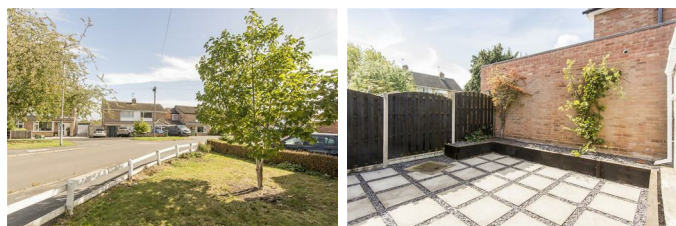


Double shower cubicle with perspex screen and mains powered 'Rain' shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiled floor and walls. Heated towel rail. Opaque double glazed window.

(Shower Room Photo Two)



Front



There is a gravelled area to the front and side of the house. There is a storm porch, tarmacked hardstanding for two vehicles and gated pedestrian access to the rear.

Garage 18'2" x 10'6" (5.54m x 3.20m)

Detached garage with up and over door, power and lighting, and personal door to the rear garden.

Additional Information

Council tax band B

Holding deposit based on rent of £1,300 per calendar month of £300

Damage deposit based on rent of £1,300 per calendar month of £1,500

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

Rear Garden

The rear garden has been hard landscaped for easy maintenance and is laid mainly to paved and slate areas. It is enclosed by fencing and wall and affords a good deal of privacy.

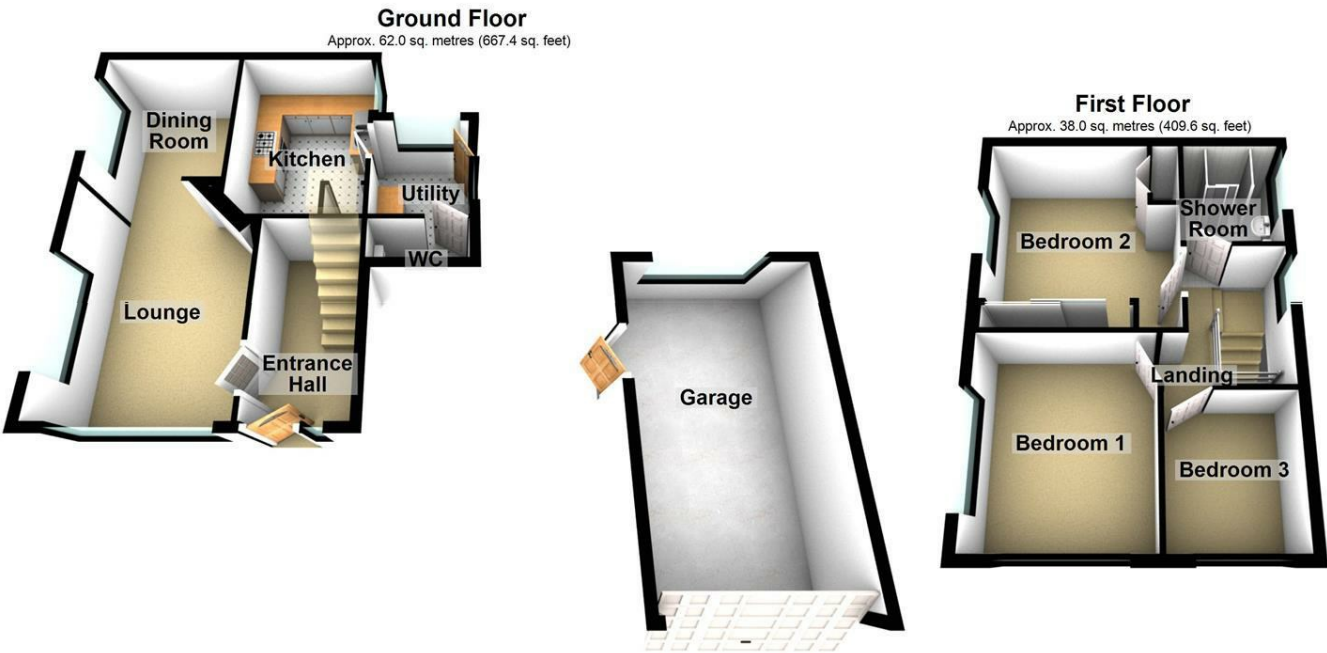
(Rear Garden Photo Two)

ADAMS
& JONES



Service without compromise

Floor Plan

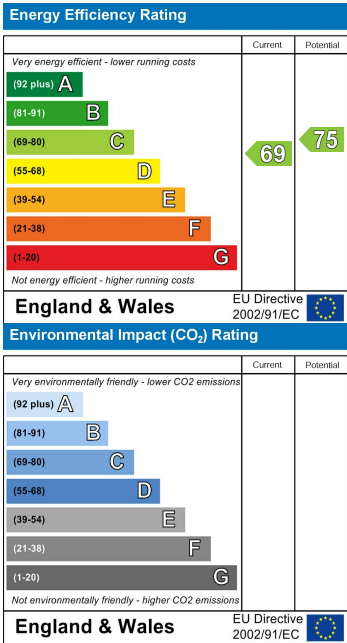


Total area: approx. 100.1 sq. metres (1077.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise