

97 Leicester Road, Lutterworth, Lutterworth, LE17



£1,250 Per Month



This three bedroom semi-detached home has been fully modernized and reconfigured and provides excellent family living space. This home has the benefit of double glazed windows and doors, new kitchen & bathroom, a new central heating system and boiler, the electrics have been updated, all the internal walls have been plastered, new internal doors & flooring. Outside you will find ample off road parking to the front and an enclosed rear garden. The property will be available from early November.

Service without compromise

Entrance Hall 7'9 x 5'7 (2.36m x 1.70m)

Enter via a composite front door with a window to the side aspect, laminate flooring, a central heating radiator and the staircase rising to first floor accommodation.

Lounge 15'9 x 11'8 (4.80m x 3.56m)

A spacious lounge with window to the front aspect and a set of French doors open into the garden. There are two radiators, a wall mounted TV point with power socket and new carpets.

Dining Kitchen 15'9 x 8'5 (4.80m x 2.57m)

The kitchen is fitted with a range of brand new modern cabinets with complimenting work surfaces, built in electric oven, ceramic hob with extractor hood, fridge freezer and there is space for a washing machine. There is a window to the front and rear aspect also a double glazed back door. You will find a wall mounted TV point with power socket, laminate flooring and a radiator.

Cloakroom 6'7 x 2'9 (2.01m x 0.84m)

Fitted with a modern low flush WC, hand wash basin set on a vanity unit, radiator, laminate flooring and an extractor fan.

Landing

With a window to the rear aspect, the loft is accessed via a pull down ladder.

Bedroom One 16' x 8'7 (4.88m x 2.62m)

A double bedroom with a radiator, wall mounted TV point with power socket, new carpets and a window to the rear aspect.

Bedroom Two 8'8 x 8'7 (2.64m x 2.62m)

A double bedroom with a radiator, wall mounted TV point with power socket, new carpets and a window to the front aspect.

Bedroom Three 8'8 x 6'9 (2.64m x 2.06m)

A single bedroom with a radiator, wall mounted TV point with power socket, new carpets and a window to the rear aspect.

Bathroom 8'10 x 5'5 (2.69m x 1.65m)

Fitted with a brand new suite comprising of a low flush WC, wash hand basin set onto a vanity cupboard, bath with shower and side screen with full height ceramic wall tiling, chrome heated towel rail, spotlights to the ceiling, extractor fan and luxury vinyl flooring.

Storage Cupboard

A useful storage cupboard with light connected.

Garden

The garden is mainly laid to lawn which is enclosed with brand new timber fencing.

Outside

To the front you will find ample off road parking and gated access to the enclosed rear garden.

Additional Information

Council tax band B

Holding deposit based on £1250 rent per calendar month amounting to £288

Damage deposit based on £1250 rent per calendar month amounting to £1442

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

Area Map



Floor Plans



Energy Efficiency Graph

