



1 Kingsfield Road, Leicester, LE9 1SW

£3,000

Situated on the highly sought after 'SETTLEMENTS' development in Cosby, this attractive and substantial family home sits is available to let from EARLY NOVEMBER! The property has flexible and well appointed accommodation throughout including Four Reception rooms, a large kitchen diner, utility, WC and 6 bedrooms with an ensuite to the master. Must be seen!

Entrance Hallway



The large hallway has stairs off rising to the first floor and doors off to the majority of the ground floor accommodation.

Sitting Room



With dual aspect windows and a feature fireplace.

Additional Image



Living Kitchen



The 'hub' of this home! A large and exceptionally light room with two sets of bi-folding doors to the rear aspect, together with two Velux skylights, a window to both sides and a door giving outside access. The kitchen area is fitted with a comprehensive range of eye level and base level storage units with granite worksurfaces over and matching upstands. There are two fitted electric ovens, one microwave-combi, two warming drawers, integral dishwasher, under counter integral fridge drawers, a six ring gas hob with an extractor hood over, together with space for an American style fridge freezer. Additionally, here is ample space for family sized living and dining furniture.

Additional Image



Additional Image



Additional Image



Additional Image



Dining Room



Additional Image



Accessed via a large inner hallway, with a window and a further set of bi-folding doors to the side aspect.

Reception Room

Currently used a boot room, with doors to the rear garden.

Reception Room / Office

With dual aspect windows and a separate entrance door. This large room has stairs rising to bedroom two, which in our view would make for an excellent annex and / or home office.

W/C

Fitted with a low level w/c and wash basin.

First Floor Landing

With windows overlooking the rear garden and doors off to all first floor accommodation.

Master Bedroom



The large master bedroom has windows to the rear and side aspects overlooking the rear garden, together with a good range of fitted wardrobes and a dressing table.

Additional Image



En Suite



With a window to the side aspect, fitted with a low level w/c, inset wash basin with storage under and a shower enclosure.

Bedroom



With windows to the front, rear and side aspects, stairs lead to the ground floor.

Bedroom



With a window to the front aspect.

Bedroom



With a window to the front aspect.

Bedroom

With a window to the front aspect.

Bedroom

With a window to the side aspect.

Family Bathroom



With a window to the front aspect, fitted with a low level w/c, inset wash basin with storage under, a bath and a separate shower enclosure.

Outside



A particular feature of this property is the plot on which it sits. The rear garden is laid largely to lawn, with various planted and seating areas that create year-round interest. In all, the superb rear garden is ideal for relaxation and / or entertaining. To the front of the property is ample driveway parking.

Additional Image



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Tenant Fees & Protection Information

TENANT FEES AND PROTECTION INFORMATION

As well as paying the rent, you may also be required to make the following Permitted Payments:

PERMITTED PAYMENTS

Before the tenancy starts (payable to Carlton Estates)

Holding Deposit: An amount equal to one week's rent. (This will be deducted from the first rent payment)

Deposit: An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over

the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security devices.

Early Termination of the Tenancy

Payment of the Landlord's costs of re-letting the property plus unpaid rent outstanding on the tenancy from the time of termination until the time of a new tenant moving in. A

maximum amount of unpaid rent payable will be the amount outstanding to the end of the contracted tenancy term.

During the tenancy (payable to the provider)

Utilities – Gas, Electricity, Water

Communications – Telephone and Broadband

Installation of Cable, Satellite, TV aerial

Subscription to Cable, Satellite, TV licence

Council Tax

Other Permitted Payments

Any other permitted payments not included above under the relevant legislation including contractual breaches and damages.

Damages

The tenant(s) will be liable for any damages to any part of the property caused by the tenant. The costs of repair of any such damages and / or missed contractual appointments will be billed directly to the tenant(s) and will be deducted from the deposit if they are unpaid at the end of the tenancy. Court action may be taken by the Landlord against the tenant to recover such unpaid costs during the tenancy.

TENANT PROTECTION INFORMATION

Carlton Estates are members of the following schemes:

Client Money Protect (CMP) – Membership number – CMP001562

CM Protect Limited

Premiere House

1st Floor

Elstree Way

Borehamwood

WD6 1JH

The Property Ombudsman – Membership number – D0157

The Property Ombudsman

Milford House

43 – 55 Milford Street

Salisbury

Wiltshire

SP1 2BP

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Family Room
5.04m x 4.83m
(16'6" x 15'10")

**Study/
Potential Bedroom**
3.76m x 2.85m
(12'4" x 9'5")

Kitchen/Dining Room
7.06m x 7.97m
(23'2" x 26'2")

Dining Room
6.62m x 4.07m
(21'9" x 13'4")

Utility
2.54m x 1.58m
(8'4" x 5'2")

Hall

Outdoor W/C

WC

Living Room
5.84m x 5.09m
(16'6" x 16'8")

Hallway

Porch

FP

The floor plan shows a rectangular layout with a central landing. The rooms are as follows:

- Bedroom (Top Left):** 4.75m x 2.25m (15'7" x 7'4")
- Bedroom (Top Right):** 6.62m x 6.30m (21'9" x 20'8")
- En-suite (Top Right, adjacent to Bedroom):** 5.6m x 1.56m (18'0" x 5'2")
- Bedroom (Middle Right):** 3.03m x 3.05m (9'11" x 10')
- Landing (Center):** A central landing area with a staircase leading down.
- Bedroom (Bottom Left):** 4.75m x 4.83m (15'7" x 15'10")
- Bedroom (Bottom Middle):** 3.79m x 4.52m (12'5" x 14'10")
- Bathroom (Bottom Middle):** Located between the two bottom bedrooms.
- Bedroom (Bottom Right):** 3.79m x 3.08m (12'5" x 10'1")
- Bedroom (Far Bottom Right):** 4.75m x 2.25m (15'7" x 7'4")



Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	