



6 Stewart Avenue, Leicester, LE19 4LN

£1,850

AN OUTSTANDING FAMILY HOME WITH MASSES OF SPACE! This property has been significantly extended and finished to exacting standards and has just undergone a refurbishment programme! The accommodation briefly comprises: Entrance hallway, Sitting room, Living / Dining room, Dining kitchen, Utility, Snug, Ground floor shower room. First Floor: FIVE bedrooms, with a MEZZANINE and EN SUITE to the master and a Family bathroom. Outside: Enclosed rear garden and ample off road parking. Available NOW!

Hallway

Entered via a wooden door from the oak porch, with slate tiled floor with underfloor heating which continues through the majority of the ground floor, feature open fireplace, doors to the sitting room and inner hallway, radiator.

Inner Hallway

With doors giving access to the dining kitchen, shower room and living room, and stairs rising to the first floor.

Sitting Room

10'9 x 13'2 (3.28m x 4.01m)

With a window to the front aspect, continuation of the heated flooring, log burner with decorative wooden surround, radiator.

Dining Kitchen

16'3 max x 19 (4.95m max x 5.79m)

Fitted with a modern range of eye and base level units, with rolled edged work surfaces and breakfast bar, one and a half sink and drainer unit, integrated double oven and gas hob with extractor over, and space for an American style fridge freezer. Underfloor heating and feature radiators. There are French doors opening to the garden, a further side window and Velux windows providing plenty of light.

Additional Image

Additional Image

Shower Room

Fitted with a wash hand basin, low level w/c and shower enclosure, with full tiling and radiator.

Living Room

14'2 max x 20'1 max (4.32m max x 6.12m max)

The spacious living room has solid wood flooring, bi-fold doors leading to an outside raised decked area, window to the front aspect, radiator.

Additional Image

Utility Room

4'9 x 9'6 (1.45m x 2.90m)

With space and plumbing for a washing machine and tumble dryer, and access to the garage which has power, lighting and double doors to the front.

Playroom / Study

5'6 max x 11'9 (1.68m max x 3.58m)

With French doors to the decked area.

First Floor Landing

With doors to all first floor accommodation.

Master Bedroom

11'9 x 19'9 (3.58m x 6.02m)

With a window to the front aspect and French doors with views over the rear garden and surrounding area, stairs to the mezzanine floor, two radiators.

Additional Image

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En Suite

Fitted with a pedestal wash hand basin, low level w/c and shower enclosure, window to the rear aspect, heated towel rail.

Mezzanine

10'2 x 10'3 (3.10m x 3.12m)

With under eaves storage.

Additional Image

Bedroom Two

10' x 13'2 (3.05m x 4.01m)

With a window to the front aspect, radiator.

Bedroom Three

11'9 x 9'6 max (3.58m x 2.90m max)

With a window to the front aspect, radiator.

Bedroom Four

12'3 max x 6'8 max (3.73m max x 2.03m max)

With a window to the rear aspect, radiator.

Bedroom Five

7'3 x 11'10 (2.21m x 3.61m)

With a window to the front aspect and radiator.

Family Bathroom

With an obscure glass window to the rear aspect, fitted with a pedestal wash hand basin, low level w/c and bath with mixer tap, heated towel rail.

Outside



The enclosed back garden is mainly laid to lawn with a decked patio area. There is a large driveway to the front of the property providing ample parking.

Additional Image



Additional Image

Opening Hours

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

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

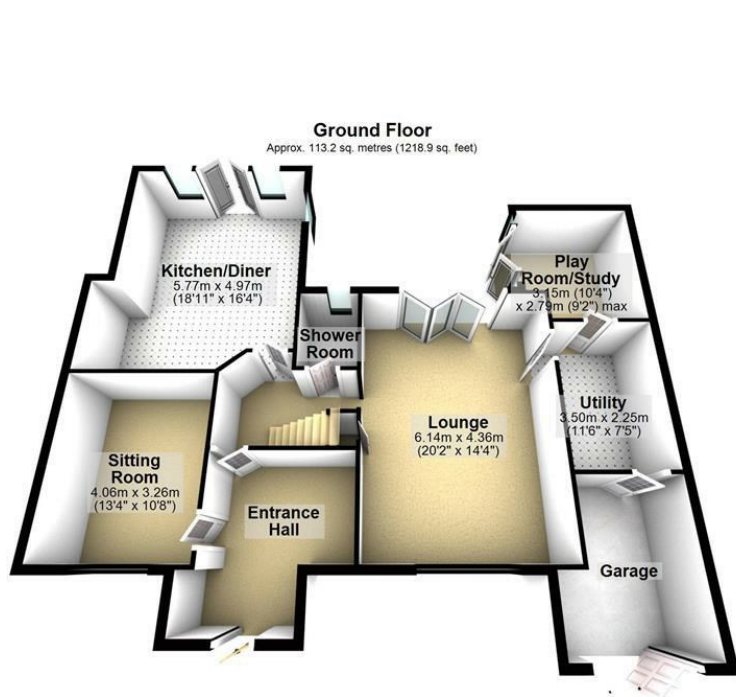
43 – 55 Milford Street

Salisbury

Wiltshire

SP1 2BP





Total area: approx. 214.5 sq. metres (2309.0 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

