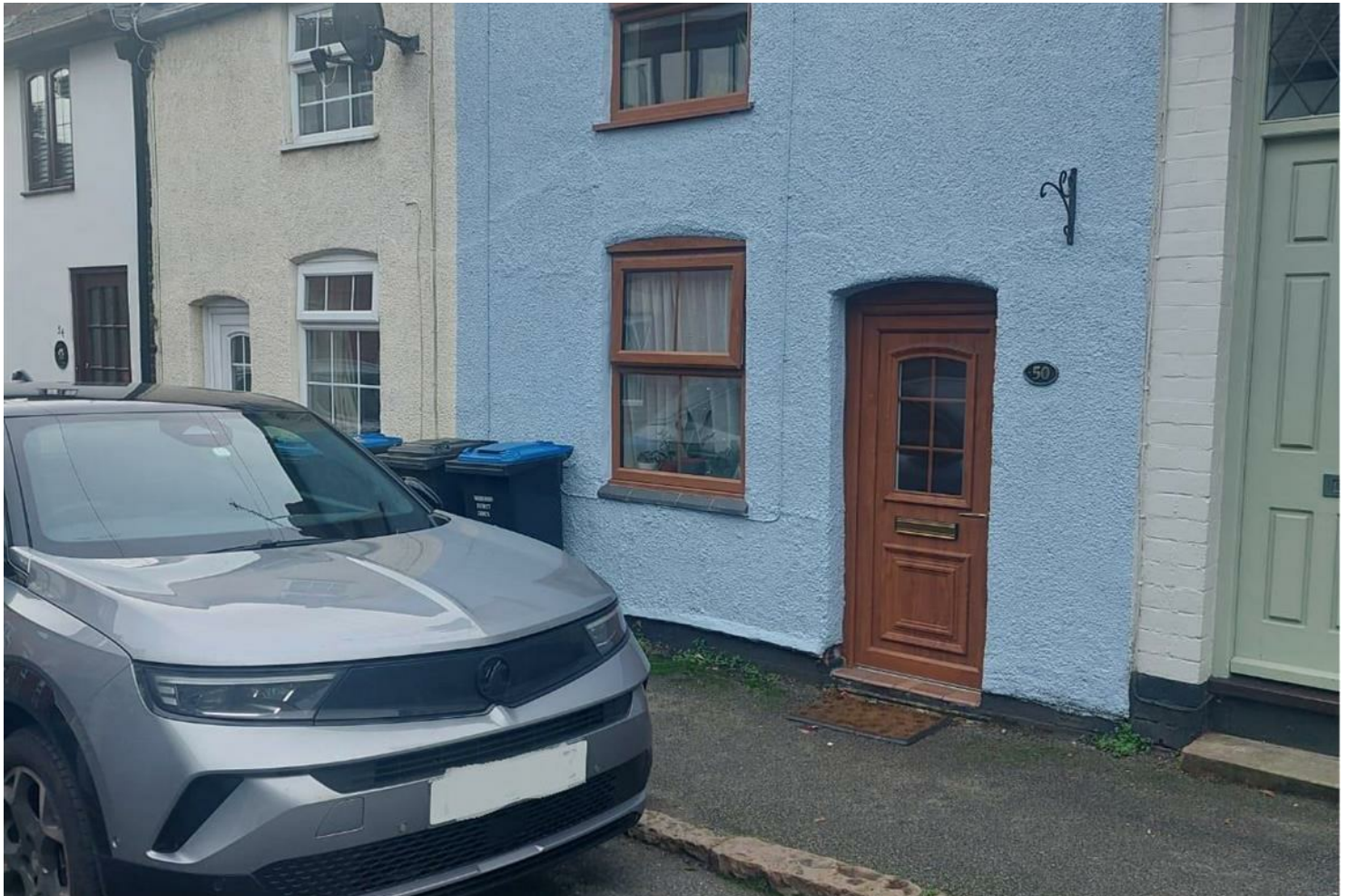




50 Baker Street, Lutterworth, LE17 4BG

£690

AVAILABLE 18TH JANUARY 2026 - An extremely pretty and cosy period cottage with 1 main bedroom and further first floor area which could serve as an occasional bedroom / study. Located in the heart of Lutterworth and within walking distance to an array of amenities, the property briefly comprises lounge, kitchen, ground floor shower room. **FIRST FLOOR:** double bedroom and further occasional bedroom / study space. There is a private and paved garden to the rear. Viewing highly recommended.

Lounge

11'10" x 9'6" (3.63 x 2.90)

Accessed via a timber / glass panel front door, Feature fire place, window to the front aspect, meter cupboard and additional storage cupboard, door to kitchen.

Additional Lounge Picture

Kitchen

11'10" x 5'10" (3.63 x 1.8)

With a beamed ceiling and a quarry style tiled floor, the kitchen benefits from a range of base and eye level storage units and work surface. There is a built in electric oven, fitted electric hob with extractor over, an integral fridge and plumbing is available for a washing machine.

Additional Kitchen Picture

Rear Lobby

A upvc double glazed door gives outside access and a folding door gives access to the wc/shower room.

Shower Room



Having been recently refitted with a double sized shower cubicle with "Mira Sport" shower, wash basin with vanity cupboard under, low level wc., rear facing window and extractor fan. The combi boiler is also located in the bathroom.

FIRST FLOOR

Bedroom

11'11" x 9'6" (3.65 x 2.91)

Window to the front aspect, quality fitted wardrobe / storage unit.

Additional Bedroom Picture

Additional Bedroom Space / Study

9'1" x 6'0" (2.78 x 1.83)

Window to the front aspect.

Garden

The private rear garden is mainly paved with a raised shrub / flower bed and outside storage area.

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



