



TO LET

£975.00 (from) PCM

5 LEIRE LANE
LUTTERWORTH
LE17 5HR

- Village Location
- Open plan kitchen living
- Excellent views

LOCATION

Ashby Parva

DESCRIPTION

Very near the centre of England, in the south of Leicestershire, stands Ashby Parva, situated in the south-east of the triangle made up of the M1, M6 and M69 motorways.

The Property is in the process of refurbishment, this will consist of new carpets and freshly painted walls, ceilings and woodwork. A well presented three bedroom family home tucked away in a sought after village location with views of the countryside. Benefiting from a generous open planned living kitchen. The Property includes a private courtyard garden and ample parking to the rear. The dwelling has been finished to a tasteful standard with modern fixtures and fittings.

The property comprises of two double bedrooms and one single bedroom, ground floor WC, excellent kitchen living space with countryside views to the rear, modern bathroom and a modern fitted kitchen.

This well designed property demands an internal inspection to appreciate what it has to offer.

ACCOMMODATION

The spacious accommodation comprises of entrance hall, kitchen/diner, sitting room, three bedrooms , WC and family bathroom.

The Property will be unfurnished.

Prospective tenants will be required to pay a holding deposit of one week's rent being £230.00 to reserve the property. The holding deposit will be deducted from the first month's rent assuming the application is successful. However, this will be non-refundable if the applicant fails a right to rent check, withdraws from the tenancy, or provides false or misleading information for their application.

EPC

EPC Rating C

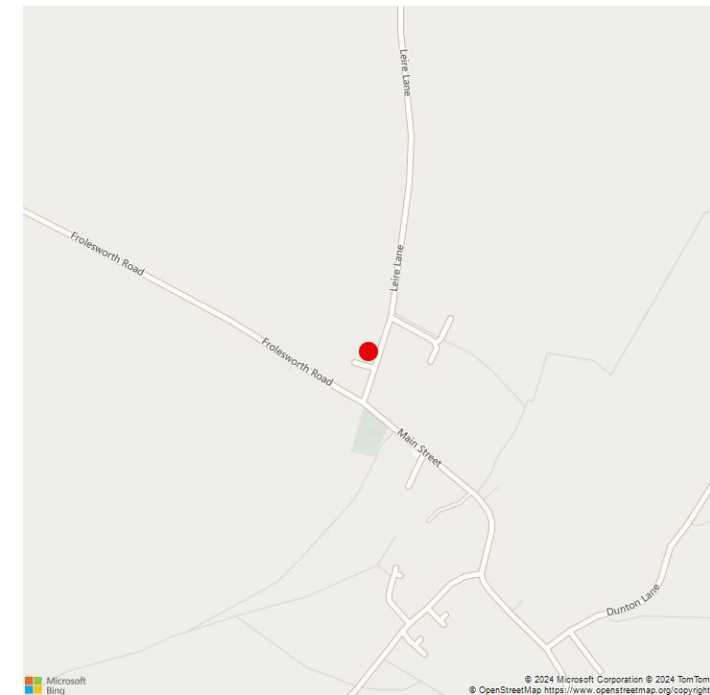
LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will

therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

