



Merton Way, Leicester, LE8 0NU



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A fantastic modern detached family home located in the popular village of Kibworth. The accommodation comprises spacious family living room, kitchen/dining room, family room with shower room (bedroom four), ground floor cloakroom and conservatory. To the first floor you will find three double bedrooms and the family bathroom. Impressive large garden to the rear. Garage. Off road parking for two cars. Small pets considered £25pcm extra. EPC D. Council Tax F. Rent £1,850pcm. Deposit £2,134. Available immediately on a fixed term twelve month contract with the option to renew.

Andrew Granger & Co will charge a holding fee of £90.00 when you apply for a property.

The holding deposit is a refundable deposit with a deadline for agreement at 15 days after the holding deposit has been received by the agent. If the tenant provides false or misleading information which reasonably affects the decision to let the property to them, fails a right to rent check, withdraws from the proposed agreement (decides not to let) or fails to take all reasonable steps to enter an agreement (ie not responding to reasonable requests for information required to progress the agreement), then the holding deposit will not be returned.

We will inform the applicants in writing with our reason for retaining the holding deposit within 7 days of deciding not to enter the agreement or the 'deadline for agreement'.

Tenants who are proceeding with their application can put the holding deposit towards the advance payment of their first month's rent/damage deposit.





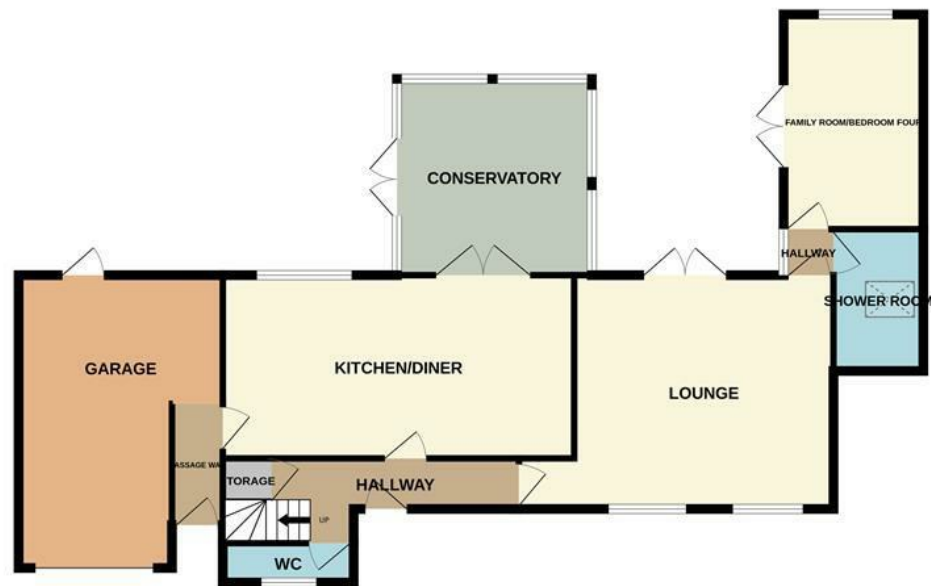
## Key Features

- Detached Home
- Spacious lounge and family room with shower
- Kitchen/dining room
- Conservatory with access to the garden
- Three double bedrooms
- Bathroom and shower room
- Large garden. Garage. Small pets considered £25pcm extra
- EPC D. Council Tax F
- Rent £1,850pcm. Deposit £2,134
- Available immediately on a fixed term twelve month contract with the option to renew

**PCM**  
**£1,850 PCM**



GROUND FLOOR  
1061 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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EPC Rating - D

Tenure -

Council Tax Band - F

Local Authority  
Harborough District



To view this property please contact our Market Harborough office on 01858 431315



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