



North Road, Lutterworth, LE17 6DU



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

# Property Description

Situated within the desirable village of South Kilworth, is this lovely detached five bedroom family home, set within a quiet rural position, boasting countryside views and spacious rooms. Tucked away through a gated private driveway leads to the front of the property, which provides ample off road parking and detached double garage. The accommodation comprises a porch and entrance hall, spacious kitchen diner to the front, as well as appliances included (oven/hob, fridge/freezer & dishwasher), bright large living room to the rear and patio doors leading to the garden area, a dual aspect reception room perfect for a study or play room, utility room with downstairs WC. Leading off the first floor landing is a larger master bedroom with ensuite shower room, further three double bedrooms, one single bedroom and family bathroom with shower over bath. To the rear of the property is a large mature rear garden with patio, lawned space and views overlooking the south Leicester countryside. Combined Oil and Electric Heating. EPC D. Council tax band G. Built with brick and tile. Pets maybe considered £25pcm extra. Available immediately.

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





## Key Features

- Detached house in a rural location
- Kitchen/diner with appliances
- Large living room with doors leading to the garden
- Master bedroom with en suite
- Three double bedrooms and a single room
- Rear garden & patio. Unfurnished
- Double garage. Ample driveway parking
- EPC D. Council Tax G
- Rent £1,950 pcm. Deposit £2,250
- Available immediately on a fixed term twelve month contract with the option to renew

**PCM**  
**£1,950 PCM**





EPC Rating - D

Tenure -

Council Tax Band - G

Local Authority  
HARBOROUGH



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



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