



North Road, Lutterworth, LE17 6DU



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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.

Important Tenancy Information:

- Holding deposit: 1 week's rent
- Full deposit: 5 weeks rent
- In-person viewing required before application is issued
- Holding deposit applied to first month's rent on successful referencing

Non-refundable Criteria:

- False/misleading information provided
- Failure to complete/sign agreement within 14 days
- Failing Right to Rent Checks
- Withdrawal from process after application submission

Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.





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
£1,900 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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