



Fairway, Leicester, LE8 0LB



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
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Property Description

This spacious detached home, located within the highly regarded and much sought after area of Kibworth Beauchamp. In brief, the home offers four double bedrooms to the first floor along with bathroom. To the ground floor are reception rooms including large lounge/diner, sun/reception room, Breakfast kitchen, ground floor shower room, utility room and large dining room/fifth bedroom. Further benefits include that stunning garden space, raised patio and large frontage plus garage, the property also has a beautiful garden with views to countryside at the rear. EPC D. Council Tax E. Unfurnished. Pets considered £25pcm extra. Rent £1,750pcm. Deposit £2,019. Available immediately on a fixed term twelve month contract with the option to renew.

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.

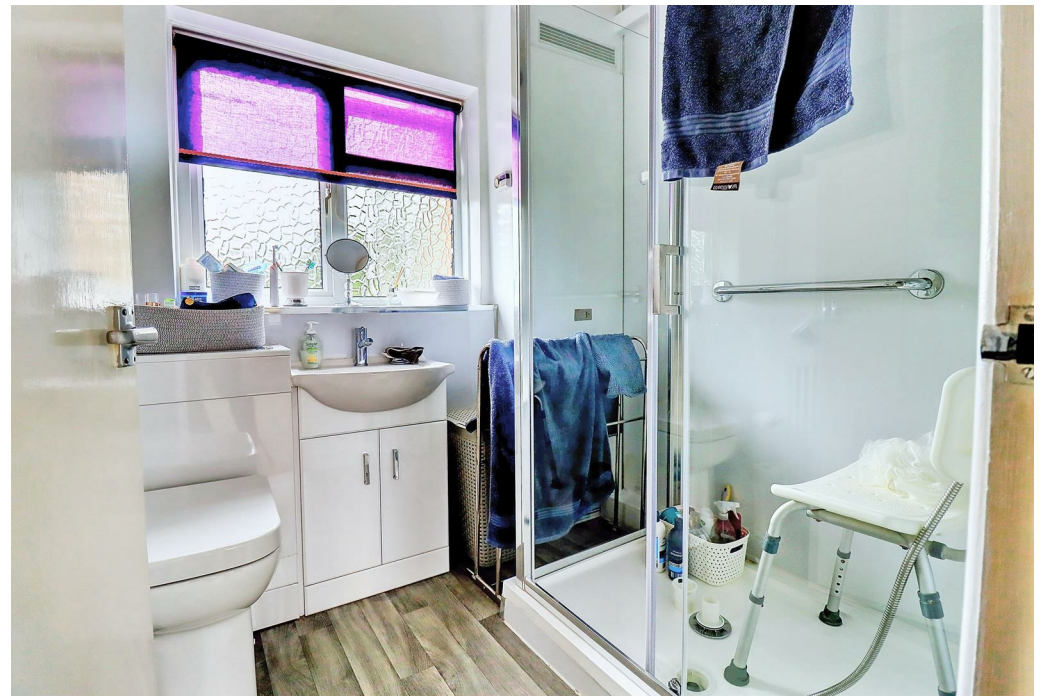




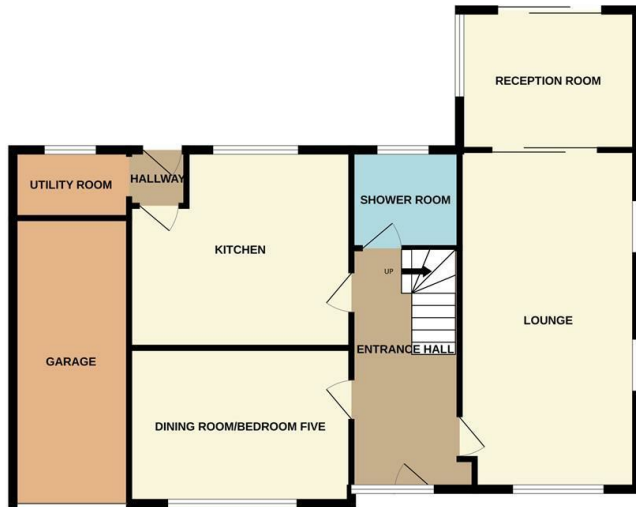
Key Features

- Large Detached Home
- Four/five bedrooms
- Two receptions
- Breakfast Kitchen
- Ground floor Shower room
- First floor bathroom
- Beautiful gardens & Views. Pets considered £25pcm extra
- EPC D. Council Tax E
- Rent £1,750pcm. Deposit £2,019
- Available immediately on a fixed term twelve month contract with the option to renew

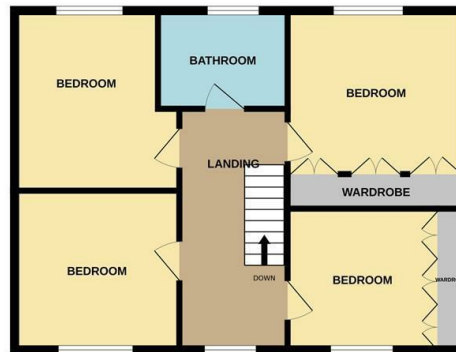
PCM
£1,750 PCM



GROUND FLOOR
998 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



SHELDON BOSLEY KNIGHT

TOTAL FLOOR AREA: 1631 sq.ft. (151.5 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 - E

Local Authority
Harborough District

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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



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