



Lower Leicester Road, Lutterworth, LE17 4NG



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

# Property Description

A spacious three bedroom end town house benefiting from off road parking, with garage in close access to M1, M6 & A14. The accommodation includes entrance hall, large lounge with electric fire, kitchen with fitted units. To the first floor are three bedrooms, main bedroom with fitted wardrobes and bathroom with shower. Enclosed rear gardens and off road parking. No Pets. EPC C. Council Tax B. Rent £995pcm. Deposit £1,148. 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

- Spacious property
- Lounge, kitchen
- Three Bedrooms
- Family bathroom with shower over bath
- Off road parking
- Garage
- Gas central heating
- No Pets. EPC C. Council Tax B
- Rent £995pcm. Deposit £1,148
- Available immediately on a fixed term twelve month contract with the option to renew

**PCM**  
**£995 PCM**





EPC Rating - C

Tenure -

Council Tax Band - B

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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