



**Drage Close, Lutterworth, LE17 4PR**



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

A spacious three bedroom mid town house benefiting from off road parking in close access to M1, M6 & A14. The accommodation includes entrance hall, fitted cloakroom, fitted kitchen. To the first floor are three bedrooms and bathroom with shower. Enclosed rear gardens and off road parking. No Pets. EPC ordered (previously B). Council Tax C. Rent £1,150pcm. Deposit £1,211. 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

- Newly decorated
- Gas central heating
- Lounge
- Modern fitted kitchen
- Downstairs Cloakroom
- Family bathroom with shower over
- Off road parking. No pets
- EPC TBC. Council Tax C
- Rent £1,050pcm Deposit £1,211
- Available immediately on a fixed term twelve month contract with the option to renew

**PCM**  
**£1,050 PCM**





EPC Rating - B

Tenure -

Council Tax Band - C

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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