



23 Lydall Road  
, Leicester, LE2 9BP  
**£1,250 Per Month**



This recently refurbished Three Bedroom Terrace House is located in Eyres Monsell, conveniently located close to local school, amenities and the motorway network.

The property has had a full refurbishment including, brand new central heating system with a boiler, updated wiring, brand new kitchen and bathroom, brand new UPVC double glazing, brand new internal doors, new block paving on the front garden and a full redecoration throughout.

The property comprises of; entrance hallway, lounge, open plan kitchen diner to the ground floor. To the first floor are three good sized bedrooms benefitting of two doubles and one single and a fully fitted three piece bathroom suite.

Internal Viewing is highly recommended to appreciate the property. Call us now on 0116 288 3872 to arrange a viewing.

- Three Bedroom Terraced House
- Recently Refurbished Throughout
- Brand New Baxi Boiler & Central Heating
- Updated Wiring
- Brand New UPVC Double Glazed Windows
- Enclosed Large Rear Garden
- Close to Motorway Network & Local Amenities
- Internet - see <https://www.ofcom.org.uk/>
- Council Tax Band A
- EPC Rating TBC, a new one is ordered



## Tenancy Information

- Price : £1250.00 PCM
- Holding Deposit: £288.00 (one weeks rent)
- Deposit : £1442.00 (including the holding deposit)
- Length of tenancy : 6 Months
- Council tax band : A

## Location

Eyres Monsell is located approximately 3 miles south of Leicester City Centre. The location is convenient for local shops, Access to Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include Rolleston Primary School, Eyres Monsell, Primary, The Samworth Academy, Sir Jonathan North College and South Wigston High School.

## DRAFT DETAILS AWAITING VENDOR APPROVAL

### Lounge

13 x 12'2 (3.96m x 3.71m)

### Open Plan Kitchen/Diner

18'5 x 11'4 (5.61m x 3.45m)

### Bedroom One

13 x 11'3 (3.96m x 3.43m)

### Bedroom Two

14'5 x 9'5 (4.39m x 2.87m)

### Bedroom Three

10 x 9'2 (3.05m x 2.79m)

### Bathroom

7'7 x 6'8 (2.31m x 2.03m)

### Utility

10'8 x 5'4 (3.25m x 1.63m)



## Floor Plan



## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

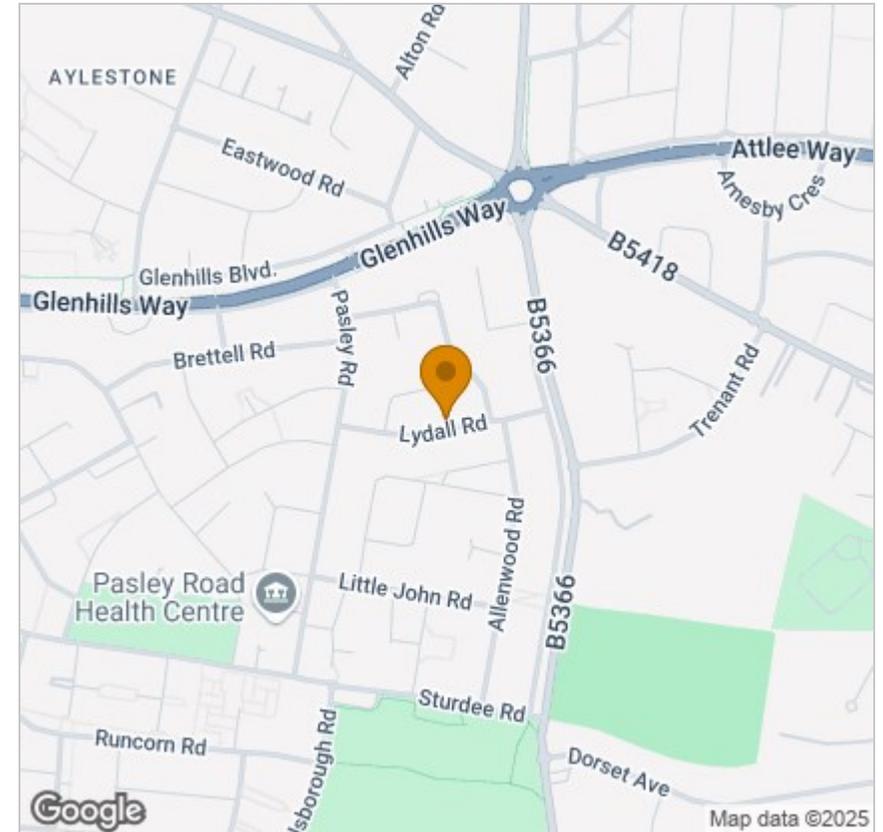
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<https://astonandco.co.uk/>

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	