

12 Countrymans Way
, East Goscoe, LE7 3WU
£1,200 Per Month



****COMING SOON****

Countrymans Way is located between Broome Lane/Long Furrow and is only a short walk to East Goscote convenience stores, Post Office & Primary/Junior schools. Further extensive amenities are a short drive away at Syston.

In brief the property comprises Entrance Porch leading to hallway with cloakroom. Lounge with Double Doors through to dining room. The KITCHEN is plumbed for a washing machine, has ample storage & work surfaces plus cooker supplied by landlord. To the first floor are three bedrooms. Two double & a single bedroom. Separate Bathroom & WC. The bathroom has Electric shower over bath

Externally the property includes parking to the front and side plus a concrete sectional garage with power & light. The rear garden includes patio & lawned areas..

With gas central heating & double glazing this is a lovely family home in a superb location

- Three Bedrooms
- Semi Detached Home
- Sectional Garage & Parking Space
- Available End Of June/Early July (View now)
- Enclosed Rear Garden
- Gas Central Heating & UPVC Double Glazed
- EPC Rating D
- Internet - standard, superfast & ultrafast. see ofcom.org
- Council Tax Band C



Viewing Arrangements

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.

Tenancy Information

- Price : £1200
- Holding Deposit: £276.00
- Deposit : £1384.00 (including the holding deposit)
- Length of tenancy : 12 Months
- Council Tax Band: C

LOUNGE

15'8" x 10'5" (4.79 x 3.2)

Dining Room

9'3" x 8'2" (2.82 x 2.51)

Kitchen

7'9" x 9'4" (2.38 x 2.86)

Bedroom 1

9'10" x 12'11" (3 x 3.95)

Bedroom 2

10'8" x 8'8" (3.26 x 2.65)

Bedroom 3

7'9" x 7'0" (2.37 x 2.15)

Bathroom

4'8" x 5'5" (1.43 x 1.66)

WC

5'6" x 2'4" (1.7 x 0.73)



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

67 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: lettings@astonandco.co.uk
<https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

