



The Grove, 74 Barkby Lane
Syston, Leicester, LE7 2BB
£850 Per Month



Available July 2025! Set in the sought after village of Barkby, this spacious, DUPLEX apartment is set within this picturesque converted period property. Combining the properties original features with a modern touch this turn key apartment. The property is accessed via a private, tree lined driveway and is surrounded by open countryside.

Inside, the accommodation briefly comprises; open lounge/kitchen with fully fitted integrated appliances, spacious double bedroom with a separate office / dressing room and a modern tiled bathroom.

The property also benefits from electric heating, uPVC double glazing, intercom system, communal garden and allocated parking.

- Immaculately Presented
- Spacious One Bedroom Duplex Apartment
- Office / Dressing Room
- Allocated Parking
- Tree Lined Driveway
- Forming Part Of A Stunning Period Property
- Communal Gardens
- Council Tax Band B
- EPC Rating D
- Internet - Standard Available - see <https://www.ofcom.org.uk/>



Location

Barkby is an unspoiled, sought after village to the north of Leicester, local amenities including a popular primary school, public house and a cricket ground. The Grove is situated on the outskirts of the village and is only a few a minutes by car from Syston and the Thurmaston Retail Centre where a larger range of local amenities can be found. Barkby offers convenient access to Leicester city, Melton Mowbray, Loughborough and the M1 / M69 motorway network.

Viewing Arrangements

Please not 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 Details

- Price : £850
- Holding Deposit: £196 (equivalent to one weeks rent)
- Deposit : £980 (including the holding deposit)
- Length of tenancy : 12 months
- Council tax band : B

Floor Plan



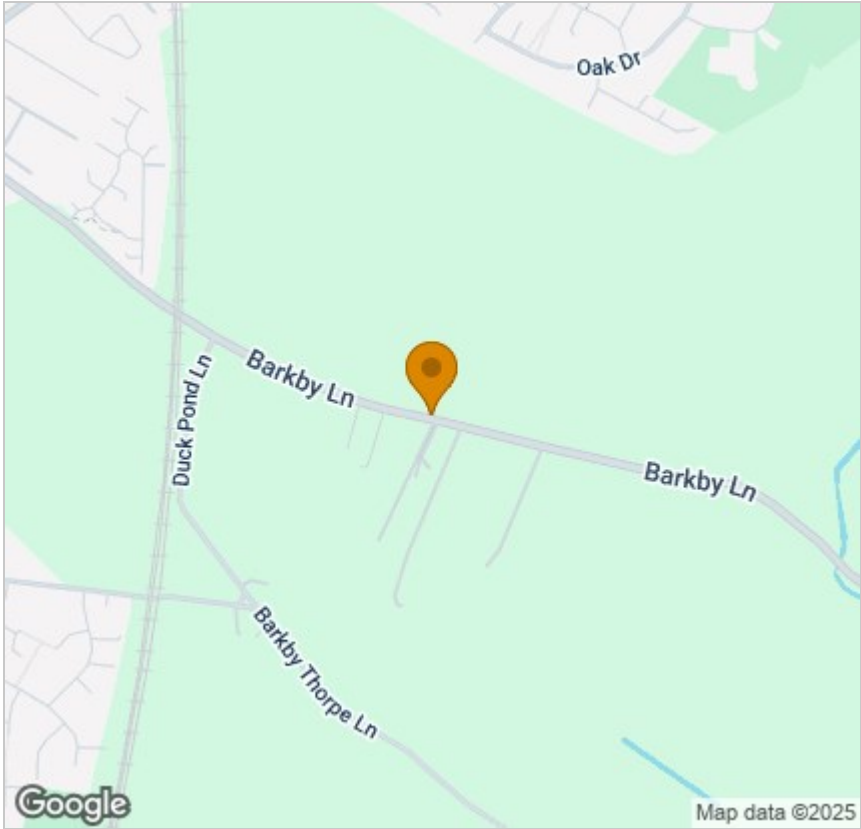
Viewing

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.

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Area Map



Energy Efficiency Graph

