



READINGS

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£1,200 PCM

28 Laureston Drive, Stoneygate, Leicester, Leicester, LE2 2AQ

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What a terrific home! This link detached property lies in a great spot in the sought after Stoneygate area of Leicester. It benefits from modern kitchen, bathroom, wiring, floor coverings and decor. Inside you'll find a hall, spacious lounge, fitted kitchen/diner, 3 bedrooms and a modern bathroom/WC with shower over the bath. Outside there are super front and rear gardens, a long driveway with carport and brick built garage. Handy for shops, schools, Leicester University and the hospitals. Good nearby public transport links. Viewing is a must! Please note, the back garden is not fully enclosed. Council Tax Band C

Reception Hall

Lounge

16'0" max x 11'9" (4.9m max x 3.6m)

Kitchen Diner

14'9" x 10'5" min (4.5m x 3.2m min)

With modern base and eye level units, built in oven, hob and extractor hood.

First Floor Landing

Bedroom 1 Front

13'1" x 8'6" (4m x 2.6m)

Bedroom 2 Rear

11'5" x 8'6" (3.5m x 2.6m)

Bedroom 3 Front

8'10" max x 6'6" min (2.7m max x 2m min)

Bathroom/WC

With modern suite comprising panelled bath with shower over, toilet and wash hand basin.

Outside

Established front and rear gardens. Driveway, carport and brick garage.

Lettings Viewing Procedure

1. We'll initially e-mail you a pre-application form, prior to arranging a physical viewing at the property.

Please complete this and e-mail back to us.

2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now- it will only show up on your credit check if you don't!

3. We will discuss the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company. We'll need to see physical copies of your passport and any visas (if applicable) please.

4. On the day that you move into the property you will need to pay your first months rent and deposit. Deposit is 5 weeks rent payable on your move in date.

Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

