



READINGS

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Aspen Close

Great Glen, Leicester, LE8 9AN

£1,700 PCM



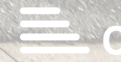
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Aspen Close

Great Glen, Leicester, LE8 9AN

An immaculately presented unfurnished four bedroom detached family home, located on the edge of the thriving village of Great Glen. The property benefits as beautiful entrance hall with the staircase to the first floor.

A cloakroom with contemporary two piece suite. The sitting room has double doors leading into the dining room, with French doors lead onto the garden. The contemporary dining kitchen boasts an excellent range of style eye and base level units, ample preparation surfaces, integrated appliances and with window above overlooking the garden, integrated appliances within the dining area, having French doors leading onto the garden.

A utility room with a further range of white gloss fronted units, preparation surfaces, a stainless steel sink and drainer unit, an enclosed

Potterton wall mounted boiler and plumbing for a washing machine.

To the first floor. The master bedroom has a window to the rear and an en-suite providing a three piece suite comprising a double shower enclosure, low flush WC, contemporary wash hand basin on a plinth with drawers. There are three further bedrooms and a family bathroom with a window to the side providing a four piece suite comprising a low

flush WC, double shower enclosure, panelled bath and a contemporary wash hand basin on a vanity unit with drawers, heated chrome towel rail, part tiled walls

and floor. To the front of the property is a lawned garden and a driveway providing car standing for

two vehicles and leading to a single garage with up and over door, side access leads to the good-sized rear gardens, mainly laid to lawn with a raised patio area, fully fenced borders and a summerhouse/office, of wooden construction with power and lights, door and windows.

Viewing is an absolute must ! Council tax band E



Entrance Hall

Porcelain tiled flooring

Cloakroom

A contemporary two piece suite.

Sitting Room

10'2" x 17'8" (3.10 x 5.4)

Bay window to the front and double doors leading into the dining room

Dining Room

9'2" x 10'5" (2.8 x 3.2)

French doors lead onto the garden.

Dining Kitchen

13'5" x 13'1" (4.10 x 4)

Boasts an excellent range of contemporary units and soft-closing drawers, ample work surfaces, a one and quarter bowl stainless steel sink and drainer unit with window above overlooking the garden,

integrated appliances including a Zanussi oven, fridge, freezer, four-ring gas hob, stainless steel splashback and stainless steel extractor unit above. Porcelain tiled flooring

Utility

A door to the rear provides a further range of white gloss fronted units, work surfaces, a stainless steel sink and drainer unit, an enclosed wall mounted boiler and plumbing for automatic washing machine

First Floor

Master bedroom

13'5" x 12'9" (4.10 x 3.9)

window to the rear





Ensuite

window to the rear providing a three piece suite comprising a double shower enclosure, low flush WC, contemporary wash hand basin with drawers beneath, tiled walls and floor.

Bedroom Two

10'9" x 11'1" (3.3 x 3.4)

Bedroom Three

8'10" x 11'1" (2.7 x 3.4)

Bedroom Four

8'10" x 8'2" (2.7 x 2.5)

Family Bathroom

window to the side providing a four piece suite comprising a low flush WC, double shower enclosure, panelled bath and a contemporary wash hand basin on a vanity unit with drawers, heated chrome towel rail, part tiled walls and floor.

Outside

To the front of the property is a lawned garden and a driveway providing car standing for two vehicles and leading to a single garage with up and over door, power and lights. Side access leads to the good-sized rear gardens, mainly laid to lawn with a raised patio area, fully fenced borders and a summerhouse/office, of wooden construction with power and lights, door and windows.

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.

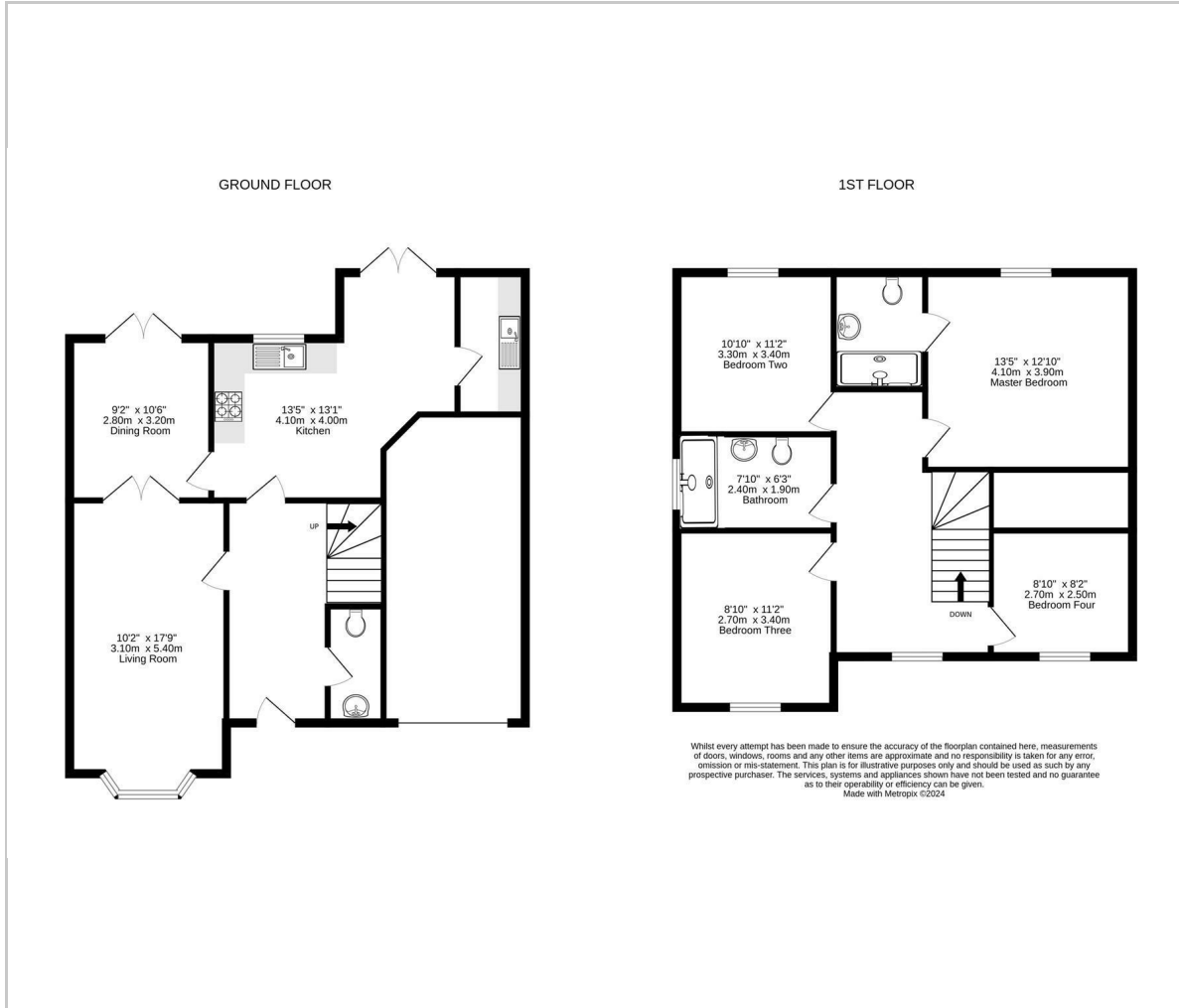
Lettings Viewing Procedure

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.

Property information questions

Tenure: Freehold
Local Authority: Harborough District Council
Council Tax Band: E
Type of Construction: Brick
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: Low
Annual Estate Management Charge If Applicable:

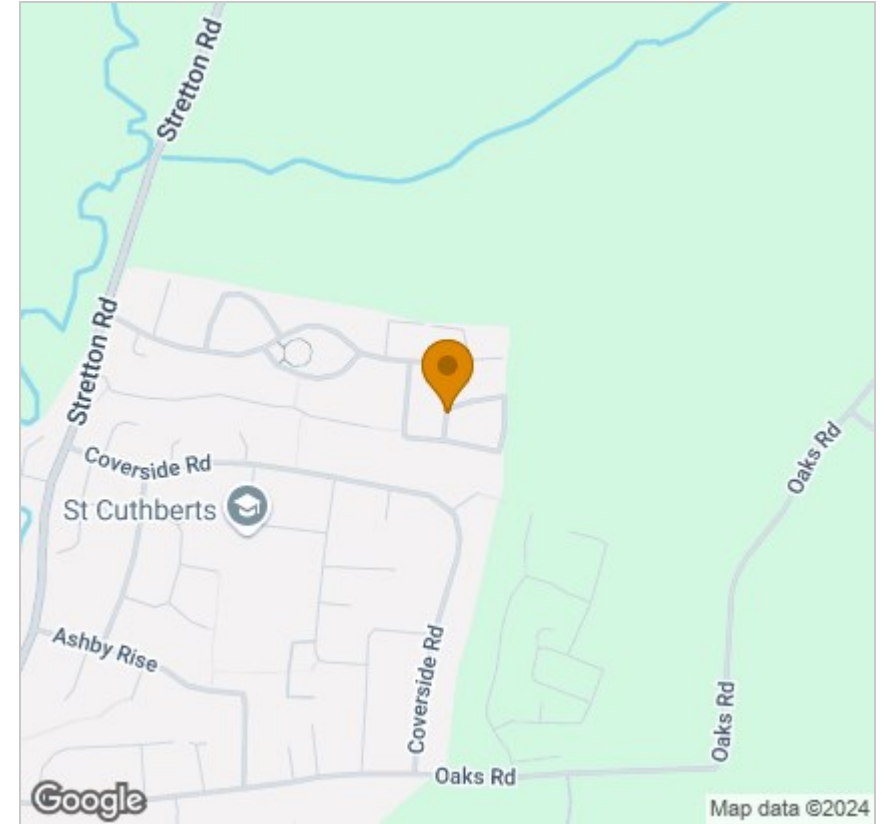
Floor Plan



Viewing

Please contact our Leicester Lettings Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

