



READINGS

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£1,000 Per Calendar Month

30 Buckthorn Way, Great Glen, Leicester, LE8 9AL

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Welcome to Buckthorn Way, Great Glen, Leicester - a charming property that could be your next dream home! Step inside and you'll find a welcoming hallway with cloaks/WC off. To the front of the property there's an extremely well appointed kitchen with built in appliances to include electric oven/grill, gas hob, extractor hood, fridge/freezer and dishwasher. To the rear of the ground floor there's a lounge with French doors opening onto the garden. Upstairs you'll find 2 good bedrooms (wardrobes to the master) and a modern bathroom/WC with shower over the bath. Outside there's ample off street parking and a pretty wrap around rear garden. First to view will want to move in!

Reception Hall

Cloakroom/WC

With modern suite comprising wash hand basin and toilet.

Lounge

14'5" x 13'9" (4.4m x 4.2m)

With French doors to garden.

Kitchen

8'6" x 6'6" (2.6m x 2m)

With modern high gloss units, built in appliances to include electric oven/grill, 4 ring gas hob, chimney style extractor hood, fridge/freezer and slimline dishwasher.

First Floor Landing

Bedroom 1 Front

12'5" max to wardrobes 10'2" min x 11'5" (3.8m max to wardrobes 3.1m min x 3.5m)

With built in double wardrobe and built in cupboard.

Bedroom 2 Rear

11'1" x 7'6" (3.4m x 2.3m)

Bathroom/WC

6'6" x 6'2" (2m x 1.9m)

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

Outside

The property lies on a generous plot. There's ample off street parking to the front and a pretty, established rear garden which wraps round to the side.

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.

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