



READINGS

www.readingspropertygroup.com



£900 PCM

40 Little Dale, Wigston, Leicester, LE18 3LF

40 Little Dale, Wigston, Leicester, LE18 3LF

Occupying a superb plot with a much larger than average rear garden and a deep and wide driveway to the side providing plenty of car standing. Offered for let with UPVC double glazed windows, gas central heating from a Worcester Bosch combination boiler. There's a spacious lounge with useful storage cupboard and open plan stairs to the first floor. A kitchen to the rear has plenty of cupboards, electric oven, gas hob with extractor over and space for white goods. Upstairs you will find a double bedroom with built in wardrobe, a single bedroom and a fully tiled shower room with an Aqualisa digital shower. Viewing is a must! Council tax band B

Lounge

14'9" x 12'3" (4.52m x 3.74m)

Kitchen

12'2" x 7'10" (3.72m x 2.4m)

Landing

Bedroom one

11'1" x 9'1" (3.38m x 2.77m)

Bedroom two

11'9" x 5'10" (3.59m x 1.78m)

Shower room

7'9" x 6'0" (2.38m x 1.84m)

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.

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.

Lettings Viewing Procedure

