



**CHARNWOOD AVENUE, SUTTON BONINGTON
LEICESTERSHIRE, LE12 5NA**



RENT £ 1,000 P.C.M. EXCLUSIVE

A well-presented three bedroom semi-detached property on the outskirts of the popular village of Sutton Bonington, in close proximity to the village primary school rated Good. 5 minutes by car from the University of Nottingham campus and 15 minutes from Loughborough town centre by car. Offering accommodation to include Entrance Hall, Lounge, and Kitchen with dishwasher and oven included. On ground floor, W.C. and good size Utility Room with washing machine and tumble dryer included if required. To the first floor there are two double bedrooms and a single bedroom, all three with wardrobe and a family bathroom. To the front there are ample parking spaces for two vehicles. To the rear is a mature garden with generous size (30m X 10m) perfect to spend sunny days with family and friends. Energy Rating C. Council Tax band C. Please contact the office for further details.

Residential Lettings

ACCOMMODATION:

ENTRANCE HALL: Staircase rising to first floor accommodation. Ceiling light point. Central heating radiator. Oak timber flooring. UPVC double glazed window and door to the front elevation.

LOUNGE: 14' 0" X 11' 11" (4.26m X 3.63m)
Double glazed sliding patio door to the rear elevation. Ceiling light point. Central heating radiator. Electric fireplace. Oak timber flooring and door to:

KITCHEN: 11' 5" X 12' 0" (3.48m X 3.65m)
Comprising a range of modern base and eye-level units with roll edge work surface. Inset sink with side drainer and mixer tap. Space for oven and dishwasher. Double glazed window to the front and side elevation. Built in pantry. Central heating radiator. Quarry tiled flooring and doorway to:

HALLWAY: Ceiling light point. Double glazed door. Quarry tiled floor. Internal doors leading to WC and utility room.

WC: WC and wash hand basin. Ceiling light point. Double glazed window to the rear elevation.

UTILITY ROOM: Ceiling light point. Double glazed window to the rear elevation. Lino flooring. Ideal logic boiler. Space and plumbing for washing machine and separate dryer.

UPSTAIRS LANDING: Ceiling light point. Window to the front elevation. Loft access hatch. New carpet
Doors leading to:

BEDROOM ONE: 12' 0" X 11' 1" (3.65m X 3.37m)
Ceiling light point. Central heating radiator. Built in wardrobes. Double glazed window to rear elevation. New carpet.

BEDROOM TWO: 10' 1" X 12' 0" (3.07m X 3.65m)
Ceiling light point. Central heating radiator. Double glazed window to the rear elevation.

BEDROOM THREE: 8' 7" X 7' 10" (2.61 X 2.38m)
Ceiling light point. Central heating radiator. Double glazed window to the front elevation.

FAMILY BATHROOM: Comprises of a three-piece suite to include a bath with Mira electric shower over. WC and wash basin. Ceiling light point. Central heating radiator. Extractor fan. Built-in airing cupboard to house the properties immersion cylinder.

OUTSIDE: To the front of the property there is a driveway with ample parking space for two vehicles with the rest of the garden been laid to lawn and gravel. Walkway leading to the front door and gate to the side of the property leading to the rear garden. The rear garden is mainly laid to lawn. Two timber sheds. Garden enclosed by a mixture of hedging and fencing



RESTRICTIONS: No Pets. No Smokers. No Sharers. There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down. You can either fill in an application form and wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.

THE TENANCY AGREEMENT: An assured shorthold tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign-up when a security deposit together with the first months rent will be required. This payment must be by bankers draft, pre-printed building society cheque or cash. (However, due to recent changes in legislation we are unable to accept cash over £1,000.)

All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy. Ongoing rent is payable calendar monthly in advance by standing order.

If you require any further information please contact our Residential Property Management Department.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met a holding deposit equivalent to one week's rent will be required upon successful application for the property. Additional paperwork will be provided once the application has been accepted stating the terms and conditions regarding the holding deposit along with the referencing forms.

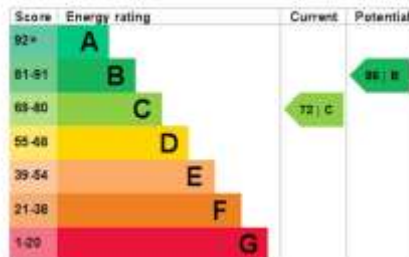
IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. These details were produced on 14/02/2024 and are for illustrative purposes only. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of the property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

| Feature | Description | Rating |
|---------|-------------------------------|---------|
| Wall | Externally insulated | Average |
| Roof | Pitched, 250 mm of insulation | Good |
| Windows | Fully double glazed | Best |