

35 Lodge Road, Leicester, LE8 8BX



£1,200

A 4 bedroomed detached home situated in the highly convenient village of Fleckney. Having access to excellent amenities, schools and road links to the town of Market Harborough and the City of Leicester. The accommodation comprises: Entrance hall, downstairs WC, breakfast kitchen, living room separate dining room, four bedrooms, one with ensuite and family bathroom. Externally there is a garage and parking, a good sized, fully enclosed rear garden. Council tax Band E. EPC rating C. Available mid May.

Service without compromise

Entrance Hall

Double glazed front entrance door and double glazed window to front, alarm control panel, coving, under stairs cupboard, phone point, radiator.

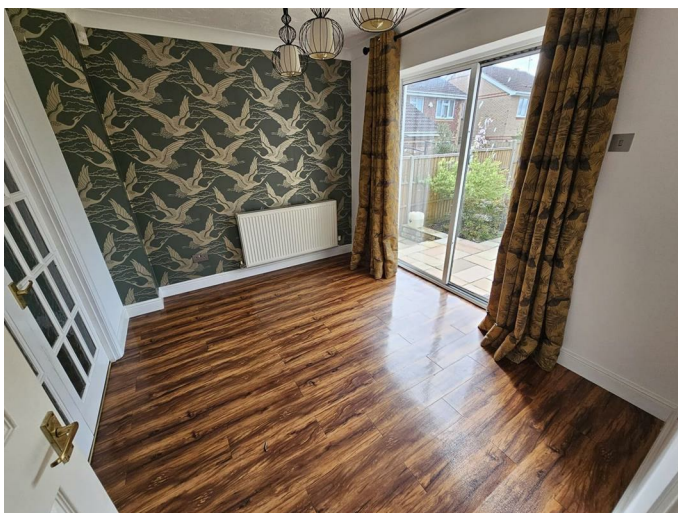
Ground Floor WC

Opaque double glazed window to front, low flush WC, pedestal wash hand basin, radiator.

Lounge

16' 11" x 10' 6" (5.16m x 3.20m) UPVC double glazed window to front, gas fire with marble back panel and hearth, coving, TV point, two radiators, single glazed french doors to dining room.

Dining Room



10' 5" x 8' 10" (3.18m x 2.69m) Aluminium framed double glazed sliding patio doors to rear, coving, radiator.

Breakfast Kitchen



12' 5" x 10' 7" (3.78m x 3.23m) UPVC double glazed window to rear, a range of wall and base mounted kitchen units, breakfast bar, one and a half bowl sink with mixer tap and drainer, tiled splashbacks electric oven, gas hob, extractor hood, space for fridge, space and plumbing for dishwasher.

(Breakfast Kitchen Photo Two)



Utility Room

8' 2" x 6' 1" (2.49m x 1.85m) Double glazed side entrance door, stainless steel sink, space for fridge freezer, space and plumbing for washing machine, wall mounted boiler, radiator.

Landing

Airing cupboard, loft access hatch.

Bedroom One



13' 2" plus door recess x 10' 8" plus wardrobe depth (4.01m x 3.25m) UPVC double glazed window to front, built in wardrobes, TV point, phone point, radiator.

Bedroom Two



13' 9" x 8' 2" (4.19m x 2.49m) UPVC double glazed window to rear, TV point, radiator.

En-Suite Shower Room



7' 5" x 4' 1" (2.26m x 1.24m) Opaque UPVC double glazed window to side, shower cubicle with power shower, low flush WC, pedestal wash hand basin, shaver point, extractor fan, tiled splashbacks, radiator.

Bedroom Three



10' 6" max in to recess x 8' 1" plus door recess (3.20m x 2.46m) Two UPVC double glazed windows to front, TV point, radiator

Bedroom Four



9' 4" x 7' 6" (2.84m x 2.29m) UPVC double glazed window to rear, radiator.

Family Bathroom



7' x 5' 10" (2.13m x 1.78m) Opaque UPVC double glazed window to rear, panelled bath with power shower over and glazed shower screen, low flush WC, wash hand basin with storage unit under, shaver point, extractor fan, part tiled walls, radiator.

Front

To the front of the property there is a lawned front garden, paved pathway to front entrance door and a generous tarmac driveway for numerous vehicles, leading to garage.

Garage

19' x 8' 8" max width (5.79m x 2.64m) Up and over door, power and light connected, single glazed side entrance door.

Rear Garden



Mainly laid to lawn, paved patio area, gavelled area, timber shed, all enclosed by fencing.

Additional Information

Council tax band E

Damage deposit based on rent of £1200pcm is £1384

Holding deposit equivalent to one weeks rent ie £276

Initial 6 month tenancy will revert to a monthly periodic after the initial term

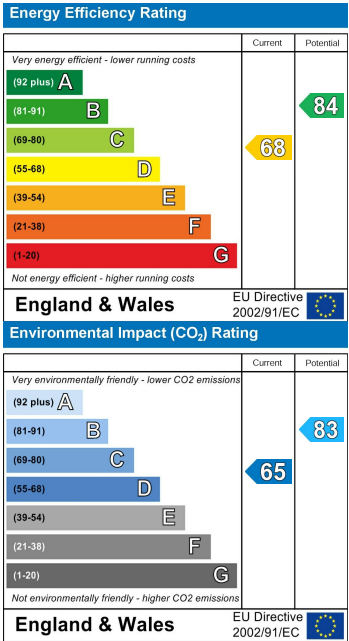
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise