

Bumble Bee Cottage St Peters Road, Arnesby, LE8 5WJ



£1,025 Per Month

Well situated in this pretty village, ideally situated for the larger centres of Leicester, Market Harborough and Lutterworth, is this delightful period cottage. Decorated and presented to a high standard the gas centrally heated accommodation comprises: Lounge, inner lobby, dining room, kitchen, utility, landing, two double bedrooms and modern bathroom. There is also a private rear garden and useful outbuilding with power and plumbing for washing machine. The property is offered unfurnished and is available immediately. SORRY, NO PETS.

Lounge 12'6" x 11'7" (3.81 x 3.53)



12' 6" x 11' 7" (3.81m x 3.53m) Upvc double glazed sash window to the front elevation. Feature original fireplace (blocked). Ceiling coving. Radiator. Television point. Stripped timber door to:-

Inner Lobby

Under stairs storage area. Stripped timber door to:-

Dining Room Photo One 12'1" x 12'0" (3.68 x 3.66)



12' 1" x 12' (3.68m x 3.66m) Feature cast iron wood burning stove. Radiator. Stripped timber door to the stairs rising to the first floor. Double glazed door leading outside. Door to:-

Dining Room Photo Two



Kitchen 9'5" x 5'6" (2.87 x 1.68)



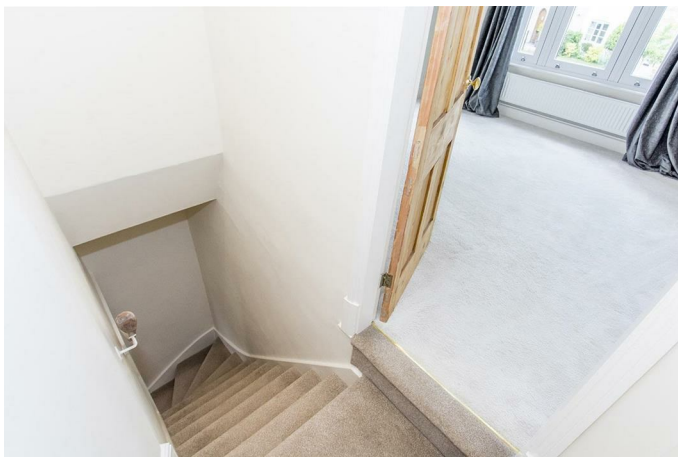
9' 5" x 5' 6" (2.87m x 1.68m) Range of fitted base units. Laminated work surfaces. Fitted oven and four ring electric hob with stainless steel extractor hood over. Radiator. Original red quarry tiled flooring. Double glazed window to the side elevation. Opening through to:-

Utility Room 6'8" x 6'7" (2.03 x 2.01)



6' 8" x 6' 7" (2.03m x 2.01m) Fitted base unit and laminated work surface. Stainless steel sink and drainer. Wall mounted gas fired combination central heating boiler. Radiator. Space and plumbing for automatic washing machine/dishwasher. Double glazed window to the rear aspect. Solid oak stable door to the rear garden.

Landing



Access to loft space. Radiator. Doors to rooms.

Bedroom One 12'5" x 11'6" (3.78 x 3.51)



12' 5" x 11' 6" (3.78m x 3.51m) Double glazed window to the front elevation. Feature original cast iron period fireplace. Radiator. Built in wardrobe.

Bedroom Two 12'0" x 8'11" (3.66 x 2.72)



12' x 8' 11" (3.66m x 2.72m) Double glazed window to the rear aspect. Radiator.

Bathroom



Spacious bathroom with modern white suite comprising: Panelled bath, corner shower cubicle with mains shower fitment, pedestal wash hand basin and low level WC. Heated towel rail. Complementary tiling. Double glazed window to the rear.

Outside



To the front of the property is a small forecourt with picket fencing. There is gated pedestrian access to the rear garden. The rear garden is laid mainly to lawn with borders and gravelled beds. It is enclosed by timber lap fencing.

Outbuilding



Brick constructed store with power and lighting, and plumbing for an automatic washing machine.

Additional Information

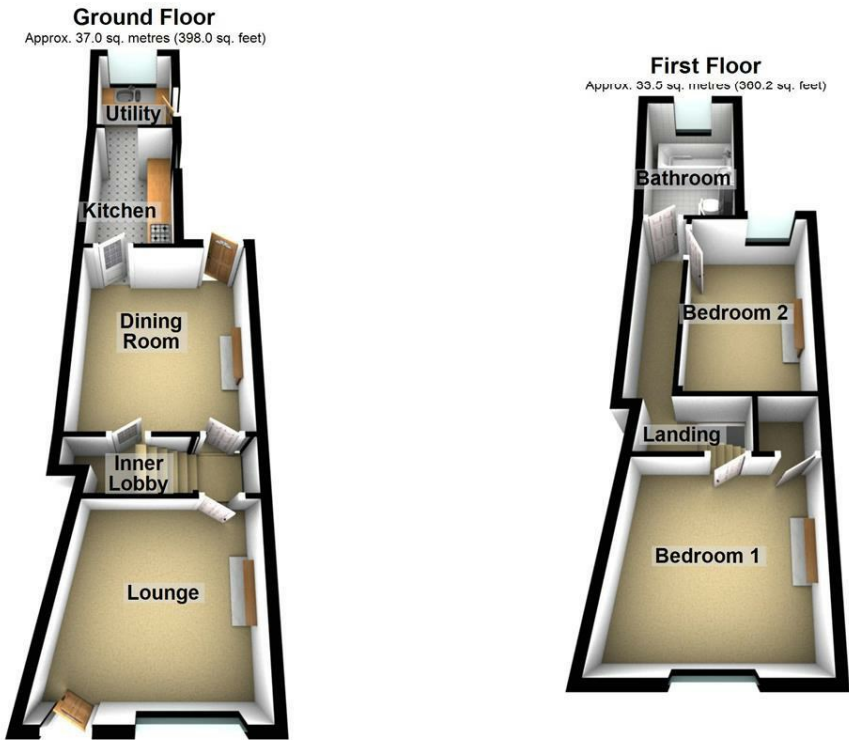
Council tax band B

Holding deposit based on rent of £1025pcm £236

Damage deposit based on rent of £1025pcm £1182

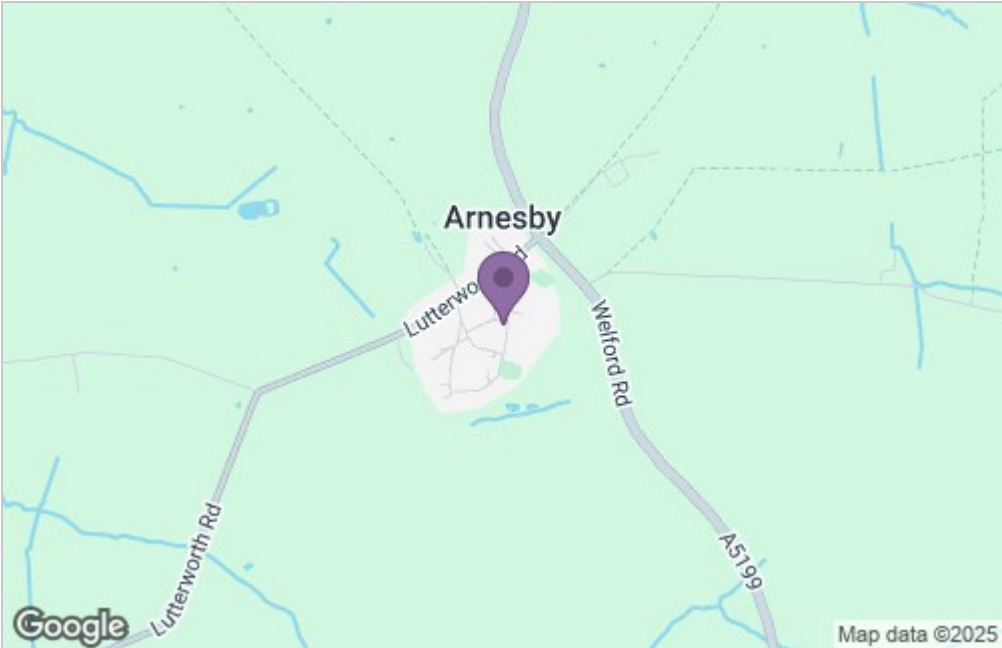
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

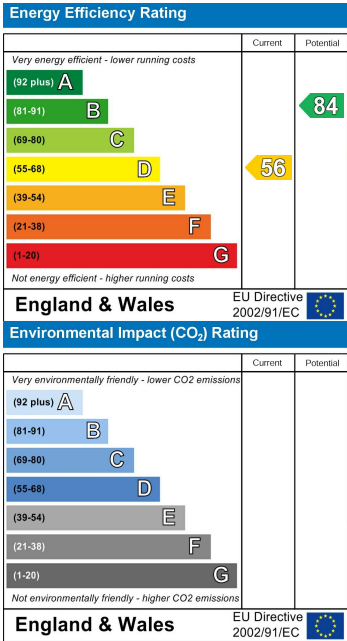


Total area: approx. 70.4 sq. metres (758.2 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise