

## 2 Isabel Lane, Kibworth Beauchamp, LE8 0QQ



### £950 Per Month

Centrally located in this picturesque and popular village is this unique modern cottage. The beautifully presented accommodation is unfurnished. Accommodation includes: 27'1" x 11'9" open plan lounge and kitchen, downstairs cloakroom and WC, landing, two double bedrooms and modern bathroom. There is also a private, easy maintenance, rear garden and parking for one or two cars. Available late November.

Open Plan Living Room & kitchen 27'1" x 11'9" (8.26m x 3.58m)



Accessed via composite front door. Double glazed windows to the front and side elevations. Sliding double glazed patio doors opening to the rear garden. Kitchen area with laminated work surfaces and fitted base and wall units. Oven and four ring electric hob with extractor over. Under counter fitted fridge. Stainless steel sink and drainer. Stairs rising to the first floor. Under stairs storage cupboard with plumbing for automatic washing machine. Door to a small cloakroom with further door to:-

Lounge Area Photo



Kitchen Area Photo



Downstairs WC

Wash hand basin and low level WC. Radiator. Double glazed window to the rear.

First Floor Landing

Double glazed window to the rear. Airing cupboard housing electric boiler and lagged hot water tank. Doors to rooms.

Bedroom One 11'9" x 11'2" max (3.58m x 3.40m max)



Double glazed window to the front elevation. Curved wall with porthole window. Two wall lights. Television and telephone points. Radiator.



## Bedroom Two 11'8" max x 8'10" (3.56m max x 2.69m)



Double glazed window to the front elevation. Built in shelved storage cupboard. Access to loft space. Television point. Radiator.

## Bathroom



Panelled bath with mains shower fitment over. Wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Extractor fan.

## Outside



To the front of the property is a small paved area and steps with wrought iron railings up to the front door. There is a side block paved parking area for one or two cars, and a shared bin store. Gated pedestrian access leads to the rear garden.

The rear garden is mainly paved and gravelled. It is private, being enclosed by timber lap fencing.

## Additional Information

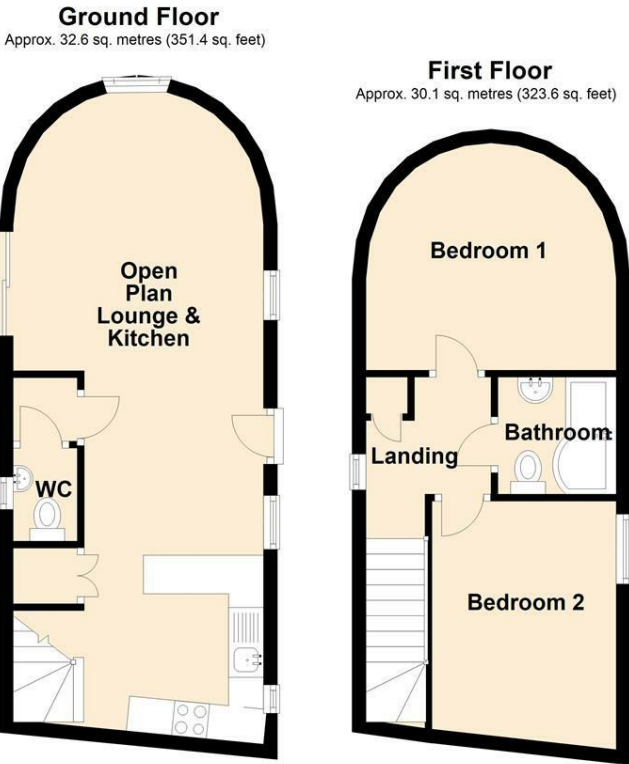
Council tax band B

Holding deposit based on rent of £950pcm = £219

Damage deposit based on rent of £950pcm £1096

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

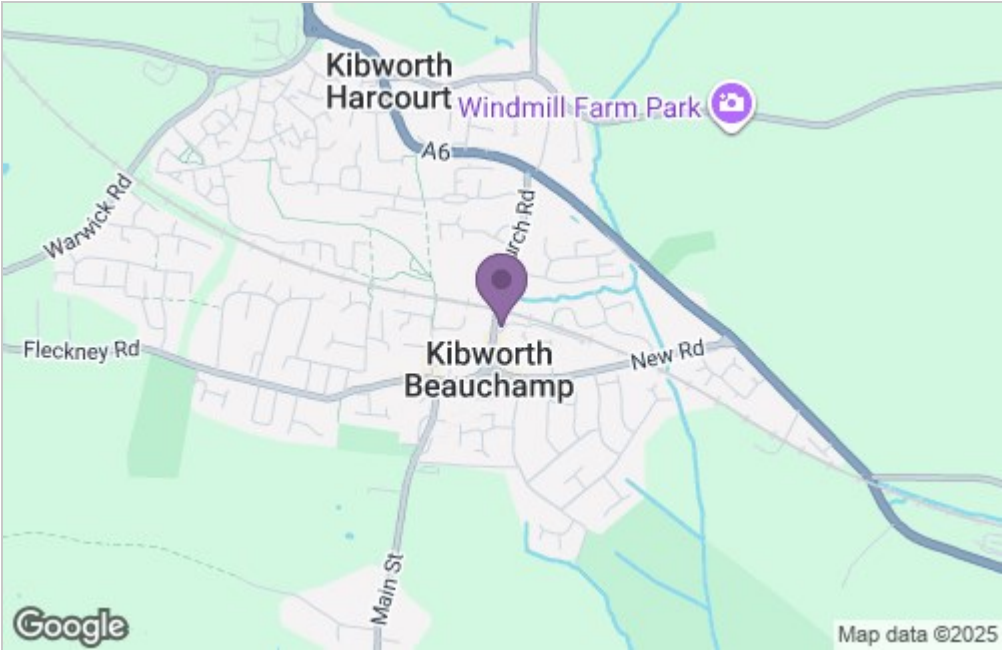
Floor Plan



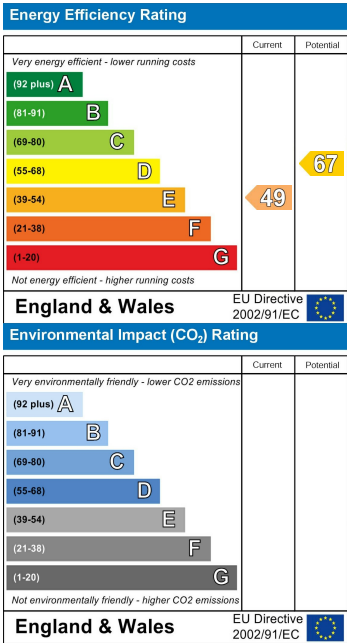
Total area: approx. 62.7 sq. metres (675.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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