



House - Detached

WRASKE FARM DESFORD LANE, NEWBOLD VERDON, LEICESTERSHIRE, LE9 9LG

PCM

£1,500 PCM

FEATURES

- Detached Character Farmhouse
- Three Double Bedrooms
- Rear Garden Overlooking Fields
- Pets Considered
- Newly Decorated New Carpets
- Two Reception Rooms with Logburners
- Use of Two Outbuildings
- Water and Some Electricity Included



HOWKINS & HARRISON

3 Bedroom House - Detached located in

Call us on

01827 718021

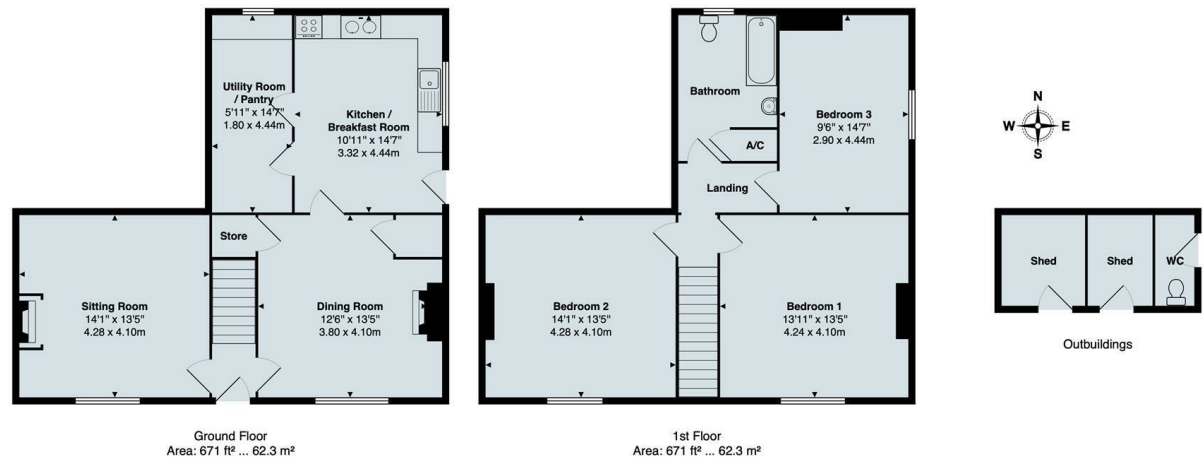
athletts@howkinsandharrison.co.uk

<https://howkinsandharrison.co.uk/>

**** NEW PRICE **** Substantial detached farmhouse on the edge of the popular village of Newbold Verdon with a range of local amenities, just 7 miles from Hinckley and 10 miles from Leicester. Newly decorated and with new carpets the property features a breakfast kitchen boating beams, a brand new range cooker (to be fitted) and walk in pantry, a separate utility, two cosy reception rooms each with log burning stove, whilst upstairs are three large double bedrooms and a family bathroom. Externally the property further benefits from gated access, ample off road parking, front and rear gardens, (Gardener included) and outside WC and use of two outbuildings. FREE WATER and 400 units of electricity included. GCH. EPC D. Council Tax. Unfurnished. Pets considered. Deposit £1730. Holding Deposit £346 Available within two weeks of application.

Council Tax Band

C



Total Area: 1342 ft² ... 124.7 m² (excluding shed, wc)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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