CARLTON ESTATES

8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS

Middleton House Ullesthorpe Road, Lutterworth, LE17 4SD

£2,250 Per Month

Sitting at the edge of the highly regarded South Leicestershire village of Bitteswell, this FABULOUS detached family home has MASSES OF SPACE and has recently undergone some refurbishments. The property has beautifully appointed accommodation briefly comprising: Entrance hallway, Living / dining kitchen, Garden room, Dining / reception room, Utility and W/c. Over the first and second floor and SIX DOUBLE BEDROOMS and FIVE BATHROOMS! Outside: Generous and excised rear garden, Garage and a large Driveway.

Entrance Hallway

A large entrance hallway with doors off to the majority of the ground floor accommodation.

Living / Dining Kitchen

The recently upgraded kitchen is fitted with a modern range of Shaker style eye level and base level storage units with Granite worksurfaces over and matching upstands, together with an integral fridge / freezer, dishwasher and freestanding Range style cooker.

Additional Image

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Utility

With a matching range of storage units and a recently installed wall mounted boiler.

Garden Room

This various windows overlooking the rear garden and double opening French doors to outside.

Dining / Reception Room

A further reception with a bay window to the front aspect.

Ground Floor W/c

First Floor Landing

A galleried landing with doors off to all first floor accommodation and stairs off rising to the first floor.

Bedroom

En Suite

Fitted with a low level w/c, pedestal wash basin and a walk in shower cubicle. Heated towel rail / radiator.

Bedroom

En Suite

Fitted with a low level w/c, pedestal wash basin and a walk in shower cubicle. Heated towel rail / radiator.

Bedroom

Bedroom

Bathroom

Fitted with a low level w/c, pedestal wash basin and a seperate bath. Heated towel rail / radiator.

Second Floor Landing

Bedroom

En Suite

Fitted with a low level w/c, pedestal wash basin and a walk in shower cubicle. Heated towel rail / radiator.

Bedroom

En Suite

Fitted with a low level w/c, pedestal wash basin and a walk in shower cubicle. Heated towel rail / radiator.

Outside

The enclosed and generous rear garden is laid largely to lawn with a paved patio area and gated side access.
To the front of the property is a large driveway and access to the garage.

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Additional Image

Tenant Fees & Protection Information

TENANT FEES AND PROTECTION INFORMATION

As well as paying the rent, you may also be required to make the following Permitted Payments:

PERMITTED PAYMENTS
Before the tenancy starts (payable to Carlton Estates)
Holding Deposit: An amount equal to one week's rent. (This will be deducted from the first rent payment)

Deposit: An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy
agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over
the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security
devices.

During the tenancy (payable to the provider)

Utilities – Gas, Electricity, Water
Communications – Telephone and Broadband
Installation of Cable, Satellite, TV aerial
Subscription to Cable, Satellite, TV licence
Council Tax

Other Permitted Payments

Any other permitted payments not included above under the relevant legislation, including contractual breaches and damages.

Damages
The tenant(s) will be liable for any damages to any part of the property caused by the
tenant. The costs of repair of any such damages and / or missed contractual appointments
will be billed directly to the tenant(s) and will be deducted from the deposit if they are
unpaid at the end of the tenancy. Court action may be taken by the Landlord against the
tenant to recover such unpaid costs during the tenancy.

TENANT PROTECTION INFORMATION
Carlton Estates are members of the following schemes:
Client Money Protect (CMP) – Membership number – CMP001562
CM Protect Limited
Premiere House
1st Floor
Elstree Way
Borehamwood
WD6 1JH

The Property Ombudsman – Membership number – D0157
The Property Ombudsman
Milford House
43 – 55 Milford Street
Salisbury
Wiltshire
SP1 2BP

Thinking of Selling?

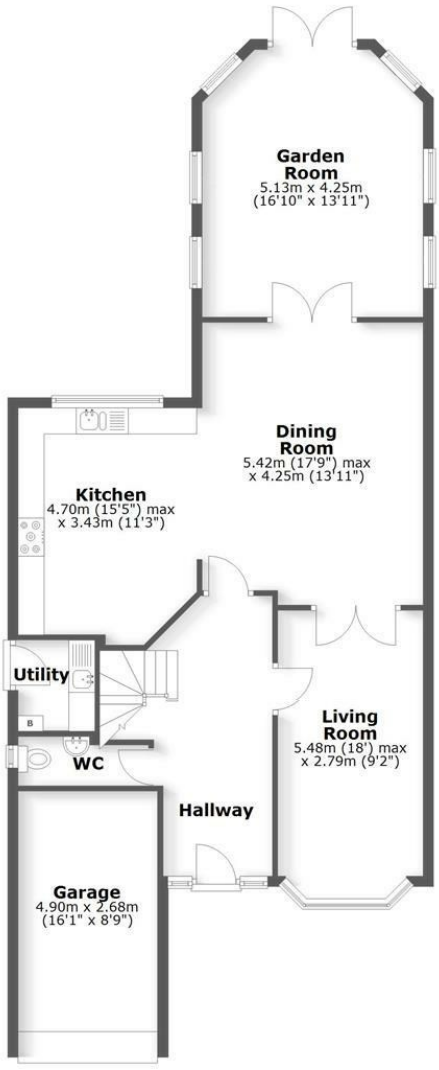
IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!
Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.
We value your business and understand that selling your home is a major decision.
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.
10 GOOD reasons to choose Carlton Estates:
* THE local agent
* FREE market appraisal
* REALISTIC valuations based on local market knowledge
* EXTENSIVE advertising for maximum exposure
* COMPETITIVE fees
* REGULAR client feedback
* MORTGAGE advice available
* NO sale no fee
* ACCOMPANIED viewing's where necessary
* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
CALL US NOW ON 0116 284 9636

Opening Hours

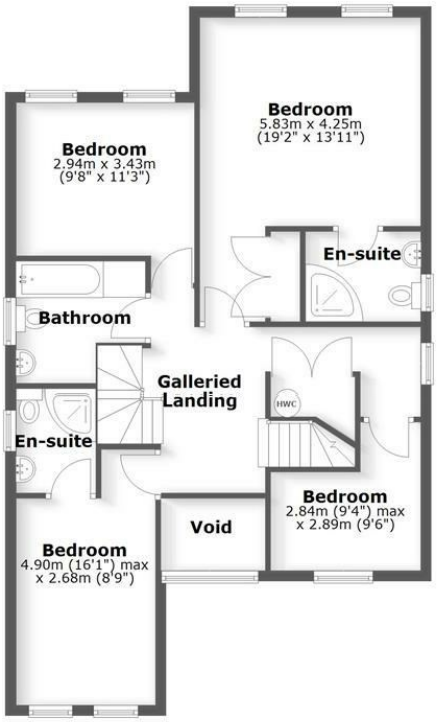
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

Ashby Ln
Leicester Rd
M1
Bitteswell
Brookfield Way
Google
Map data ©2026 Google

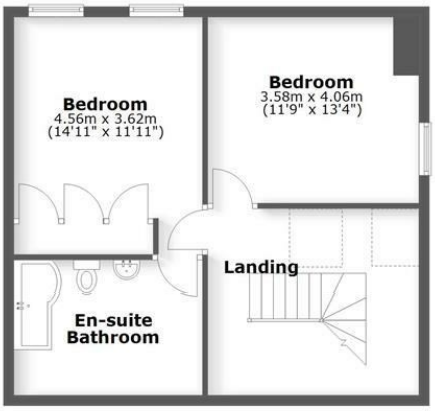
Ground Floor

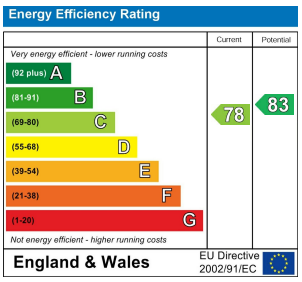


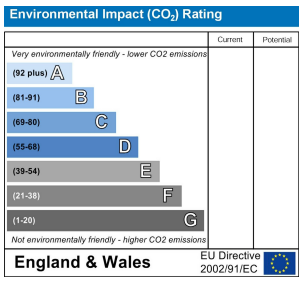
First Floor



Second Floor







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