



2 Netherfield Close, Leicester, LE9 6XZ

£2,650

AVAILABLE NOW - This **EXECUTIVE** detached family home has been significantly **EXTENDED** to create a highly **SPACIOUS** and modern luxury living space with quality fixtures and fittings throughout. The accommodation briefly comprises: Entrance hallway, **ENVIABLE LIVING KITCHEN**, Cinema / sitting room, Study, Utility, W/c. To the first floor are **FIVE** bedrooms, **TWO** en-suites and a Dressing room to the master, together with a Family bathroom. Outside: **GENEROUS** rear garden, Driveway and a Garage. **MUST BE SEEN!**

Entrance Hallway



Enter via a uPVC front door, with stairs rising to the first floor and doors leading to the playroom, WC and the large open plan Kitchen Living space. There is an under stairs cupboard and a radiator.

Office



With a bay window to the front aspect, radiator.

WC



Fitted with a low level WC and a hand wash basin.

Living Kitchen Diner



With two velux windows to the rear and two bifold doors opening onto the garden letting ample light flood the room. The kitchen is fitted with a range of wall and base units with worksurfaces over and breakfast bar island with additional storage. It has fitted appliances including a double electric oven, electric hob with extractor, dishwasher and a fridge freezer. There is a build in media wall in the living area and the room benefits from underfloor heating throughout.

Utility



With a window to the front aspect and door to the side, the utility has space/plumbing for a washing machine and tumble dryer as well as a range of wall and base storage units.

Cinema Room



Landing

With doors leading to all bedrooms and the family bathroom.

Bedroom One



With French doors overlooking the rear garden with a Juliet balcony. There's a door leading to the ensuite, two openings to the dressing area and a vertical radiator. The dressing area has a range of built in wardrobe units.

En-Suite



With a window to the side aspect, the ensuite is fitted with a four piece suite including a low level WC, two hand wash basins, a bath and a walk in shower enclosure.

Bedroom Two



With a window to the front aspect, door to the en suite, a storage cupboard and a radiator.

En-Suite



Fitted with a three piece suite including a low level WC, hand wash basin and a walk in shower enclosure with tiles splashback throughout.

Bedroom Three



With a window to the front aspect, radiator.

Bedroom Four



With a window to the rear aspect, radiator.

Bedroom Five

Family Bathroom



With a window to the rear aspect, the bathroom is fitted with a three piece suite including a low level WC, hand wash basin and a bath with a shower over and glass screen. Heated towel rail.

Outside



The rear garden is laid largely to lawn with a patio as you step into the garden from the house.

To the front of the property is driveway parking for numerous cars.

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.

Early Termination of the Tenancy

Payment of the Landlord's costs of re-letting the property plus unpaid rent outstanding on the tenancy from the time of termination until the time of a new tenant moving in. A maximum amount of unpaid rent payable will be the amount outstanding to the end of the contracted tenancy term.

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

Opening Hours

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



