







3 Bedroom House - Semi-Detached

located on Sunnydale Crescent, Hinckley

Per Calendar Month £1,400 Per Calendar Month

UP Estates

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- AVAILABLE MID DECEMBER
- SPACIOUS SEMI-DETACHED PROPERTY
- LARGE REAR GARDEN
- EXTENDED THREE BEDROOM PROPERTY
- LARGE DRIVEWAY AND GARAGE
- CALL TODAY TO ARRANGE A VIEWING

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Here is a rare opportunity to rent this beautiful, extended, three bedroom Semi-Detached Family Home which is available to rent from Mid December. The property is tucked away in a quiet, sought-after cul-de-sac in Hinckley, and offers generous living accommodation throughout with the benefit of having a large driveway which leads to a garage and a large rear garden.

The property in brief comprises to the Ground Floor; Entrance Hallway, a spacious Lounge / Breakfast Kitchen. Utility Room & Downstairs WC and a large Conservatory. To the First Floor there are Three Bedrooms and a Modern Shower Room.

Rear Garden: Beautifully maintained, mature garden with convenient rear access into the garage. Driveway & Garage: Generous off-road driveway parking complemented by a garage

Location: Situated in the desirable LE10 0PA postcode on the north-eastern edge of Hinckley, Sunnydale Crescent places you within easy reach of local amenities, parks, and well-regarded schools. Hinckley town centre—with its Crescent shopping complex, restaurants, cinema, and leisure facilities—is just a short drive away. For commuters, the property offers quick access to the A47, A5, and M69, providing straightforward routes to Leicester, Coventry, and Nuneaton, while Hinckley train station offers regular rail links across the Midlands.

Early viewing is highly recommended to appreciate the space and location this property has to offer.





RELEVANT LETTING FEES AND TENANT INFORMATION

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Up Estates Ltd. 'the Agent')



Holding Deposit: 1 weeks rent
Deposit: 5 weeks rent
During the tenancy (payable to the Agent)
Payment of £50 inc. VAT if you want to change the tenancy agreement



Payment of interest for the late payment of rent at a rate of 3% above the BoE Base Rate
Payment of £50 inc. VAT for the reasonably incurred costs for the loss of keys/security devices
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.



We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Please be advised that some of the photographs and particulars may have been used in previous listings. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



Rent is to be paid on the rent due date as agreed in the tenancy agreement. The Tenant is required to give at least two months' notice in writing to end this tenancy, with such notice needing to be given on the first or last day of the tenancy. It is the tenant’s responsibility to insure any personal possessions.





Sunnydale Crescent, Hinckley



CONTACT

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