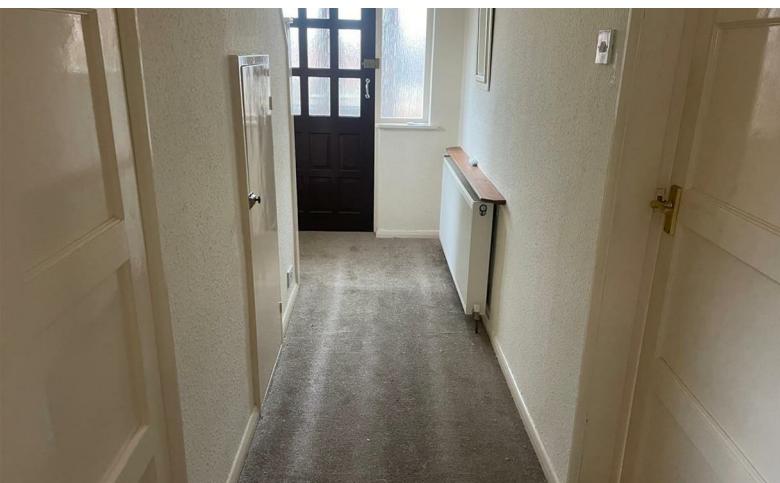




# READINGS

[www.readingspropertygroup.com](http://www.readingspropertygroup.com)



**£1,150 PCM**

57 Downing Drive, Evington, Leicester, LE5 6LL

# 57 Downing Drive, Evington, Leicester, LE5 6LL

This semi-detached home lies in a truly great spot on Downing Drive in the sought after district of Evington. Ideally placed for access to local shops, schools and public transport links, the accommodation benefits from UPVC double glazing and gas central heating. Inside there's a hallway, spacious through lounge/diner and a kitchen on the ground floor. Upstairs there are 3 bedrooms, a bathroom and separate WC. New carpets to the ground floor. Redecoration carried out in some areas of the property. Outside there are lovely, established rear gardens.

Viewing an absolute must! Council tax band B

## Reception Hall

## Lounge/Diner

26'2" x 9'10" min (8m x 3m min)

## Kitchen

8'2" x 6'2" (2.5m x 1.9m)

With base and eye level units, built in Neff electric oven/grill with ceramic induction hob above and extractor fan.

## First Floor Landing

## Bedroom 1 Front

15'8" x 8'10" to wardrobes (4.8m x 2.7m to wardrobes)

## Bedroom 2 Rear

9'2" x 8'10" to wardrobes (2.8m x 2.7m to wardrobes)

## Bedroom 3 Front

8'6" x 6'6" (2.6m x 2m)

## Bathroom

With panelled bath with Mira shower over, vanity wash hand basin.

## Separate WC

With dual flush WC.

## Outside

Pleasant established front and rear gardens

## Lettings Viewing Procedure

1. We'll initially e-mail you a pre-application form, prior to arranging a physical viewing at the property. Please complete this and e-mail back to us.

2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now- it will only show up on your credit check if you don't!

3. We will discuss the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company. We'll need to see physical copies of your passport and any visas (if applicable) please.

4. On the day that you move into the property you will need to pay your first months rent and deposit. Deposit is 5 weeks rent payable on your move in date.

## Agent's Note

**CONSUMER PROTECTION LEGISLATION** - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

## Property information questions

Tenure: Freehold

Local Authority: Leicester City Council

Council Tax Band: B

Type of Construction: Brick

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal. Various options available

Flood Risk: Low

Annual Estate Management Charge If Applicable: N/A

