



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£1,050 Per month

34 ROWAN DRIVE
LUTTERWORTH
LE17 4SP

- Superb large detached house
- Three good sized bedrooms
- Private driveway
- Enclosed rear garden

LOCATION

Leaving Lutterworth head West along the Coventry Road, take a right onto Holly Drive and left onto Linden Drive, with Rowan Drive being the first on the left.

DESCRIPTION

Superb 3 bedroomed detached house situated in a convenient location within walking distance of Lutterworth town centre and close to the Linden Drive shops. Having front reception room, fitted kitchen, ground floor shower room and WC to the ground floor, with three bedrooms and family bathroom to the first floor. To the front of the property is a 2 car driveway and to the rear is a delightful conservatory, a large decked patio area and a garden shed.

ACCOMMODATION

To the ground floor the property offers a large front reception room, separate fitted kitchen, ground floor shower room and WC. To the first floor there are 3 good sized bedrooms and family bathroom There is a large conservatory to the rear.

EPC

The Property has an EPC rating of D64.

TERMS

Prospective tenants will be required to pay a holding deposit of one week's rent being £242.31 to reserve the property. The holding deposit will be deducted from the first month's rent assuming your application is successful. However, this will be non refundable if the applicant fails a right to rent check, withdraws from the tenancy, or provides false or misleading information for their application.

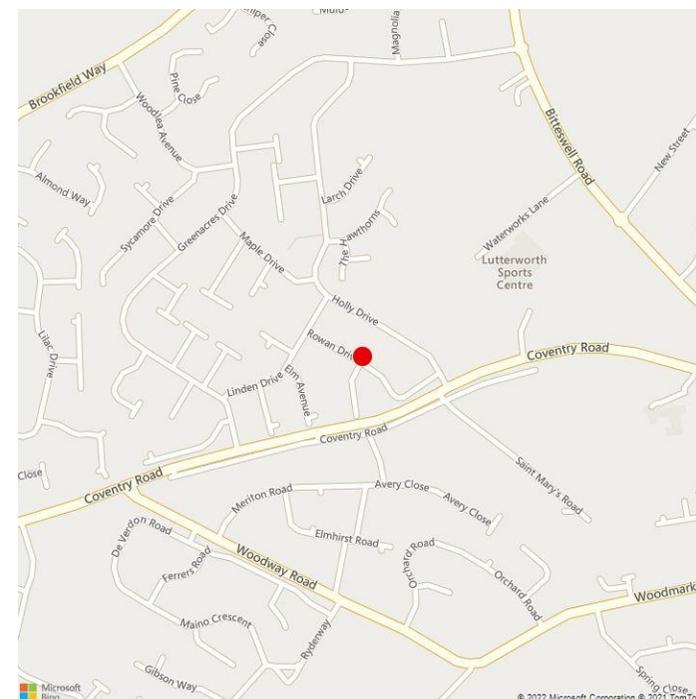
LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not

possible, we will then discuss other acceptable methods to verify your identity.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

