



# READINGS

www.readingspropertygroup.com



## £1,750 Per Calendar Month

14 Hilders Road, Leicester, LE3 6HD

# 14 Hilders Road, Leicester, LE3 6HD

Wow! This spacious detached home lies in a prime location, just off Glenfield Road in the Western Park area of the city. It's been extended and improved and when you step inside you're greeted by a spacious reception hall with cloakroom/WC off. There are two light and airy reception rooms and a fabulous, spacious kitchen with breakfast area off. Upstairs you'll find a galleried landing. Master bedroom with ensuite shower room, two further double bedrooms and one single bedroom and a family bathroom/WC. There's block paved offstreet parking to the front of the property and a spacious hard landscape garden to the rear. A super home- first person to view want to take it!

## Enclosed Porch

## Reception Hall

## Cloaks/WC

With toilet and wash hand basin.

## Front Reception Room

14'1" into bay x 11'5" (4.3m into bay x 3.5m)

## Rear Reception Room

13'9" x 11'5" (4.2m x 3.5m)

## Fabulous Kitchen

15'8" x 10'2" min (4.8m x 3.1m min)

With extensive range of base and eye level fitted units, built-in electric oven/grill, built-in ceramic electric 4 ring hob and fitted chimney style extractor hood. French doors to garden.

## Breakfast Area

12'1" x 7'2" (3.7m x 2.2m)

## First Floor Landing

## Bedroom 1 Front

16'4" x 7'6" (5m x 2.3m)

## En-Suite Shower Room

With shower cubicle, wash hand basin and toilet.

## Bedroom 2 Front

14'5" into bay x 11'5" (4.4m into bay x 3.5m )

## Bedroom 3 Rear

13'5" x 11'5" (4.1m x 3.5m)

## Bedroom 4 Front

7'6" x 7'2" (2.3m x 2.2m)

## Bathroom/WC

9'6" x 7'2" (2.9m x 2.2m)

## Outside

Block paved driveway with car standing, spacious hard landscaped rear garden.

## Rightmove Viewing Procedure

1. Send an email enquiry through Rightmove and fill in the preliminary application form with your details
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 your application with the landlord. If they are happy, we will book a physical viewing at the property
4. After the viewing you will provide your feedback on the automatic feedback form. If the landlord selects your application, you will pay a 1 week's rent holding deposit and proceed to the referencing
5. Once the references are complete and acceptable, you will book your move in date. The contract will be sent out the week before
6. You will need to pay your first months rent and deposit a few days before your move in date (minus the 1 week's rent holding deposit you already paid)
7. You will need to bring your original passport with you on the day you collect the keys for the physical Right to Rent checks

## 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.

