

5 Millennium Close, North Kilworth, LE17 6DL



£1,500 Per Month

Nestled in the charming village of North Kilworth, this delightful four-bedroom house on Millennium Close offers a perfect blend of comfort and modern living. The property boasts a spacious layout, ideal for families or those seeking extra room for guests or a home office.

The four generously sized bedrooms offer plenty of natural light and flexibility for various needs, whether it be for children, guests, or a dedicated study space. The outdoor area complements the property beautifully, providing a serene space for outdoor activities or simply enjoying the fresh air.

Located in a peaceful neighborhood, this home is within easy reach of local amenities, schools, and transport links, making it an ideal choice for those looking to enjoy the tranquility of village life while remaining connected to nearby towns.

This property is offered unfurnished and available from mid June.

Service without compromise

Entrance Hall 17'8" x 7'1" (5.41 x 2.166)



Accessed via double-glazed UPVC front door. Stairs rising to the first floor. Doors to all rooms. Tiled flooring throughout. Hive heating control. Radiator. Doorway to:-

Lounge 10'9" x 15'2" (3.298 x 4.625)



UPVC Double glazed bay window to front. Two radiators. Tiled flooring. Tv point. Telephone point.

Ground Floor WC



Low level WC. Wash hand basin. Complementary half tiling. Radiator. Extractor fan.

Kitchen



Tiled flooring. Fitted with a range of wall and floor mounted wooden units. Sink and drainer. Ceramic hob with extractor hood. Fitted oven and grill. Dishwasher. UPVC double glazed window to the rear. Leading into -

Utility



Washer and dryer. Sink and drainer. Oil central heating boiler. UPVC double glazed patio door leading out to the garden.

Dining Room



UPVC double glazed sliding patio doors leading out to the rear garden. Tiled Flooring. Radiator.

Landing



Loft access hatch. Doors to all rooms and family bathroom.

Bedroom One



Two UPVC double glazed windows to the front. Triple fitted wooden wardrobes. Radiator. Door to en-suite.

En-Suite



Low level wc. Wash hand basin. UPVC double glazed frosted window to the front. Shower cubicle with mains shower fitment. Extractor fan. Vanity light up mirror. Radiator. Towel rail.

Bedroom Two



UPVC double glazed window to rear. Radiator.

Bedroom Three



UPVC double glazed window to front. Radiator.

Bedroom Four



UPVC double glazed window to rear. Radiator. Ample storage space.

Bathroom



UPVC double glazed frosted window to rear. Low level Wc. Wash hand basin. Paneled bath with built in shower fitment. Complementary half tiled walls. Radiator. Towel rail.



Front



To the front of the property there is off road parking for two cars. Single garage with power and light.

Rear Garden



Beautiful private garden, mainly laid to lawn with an additional decking area. Outside tap. Garden shed.

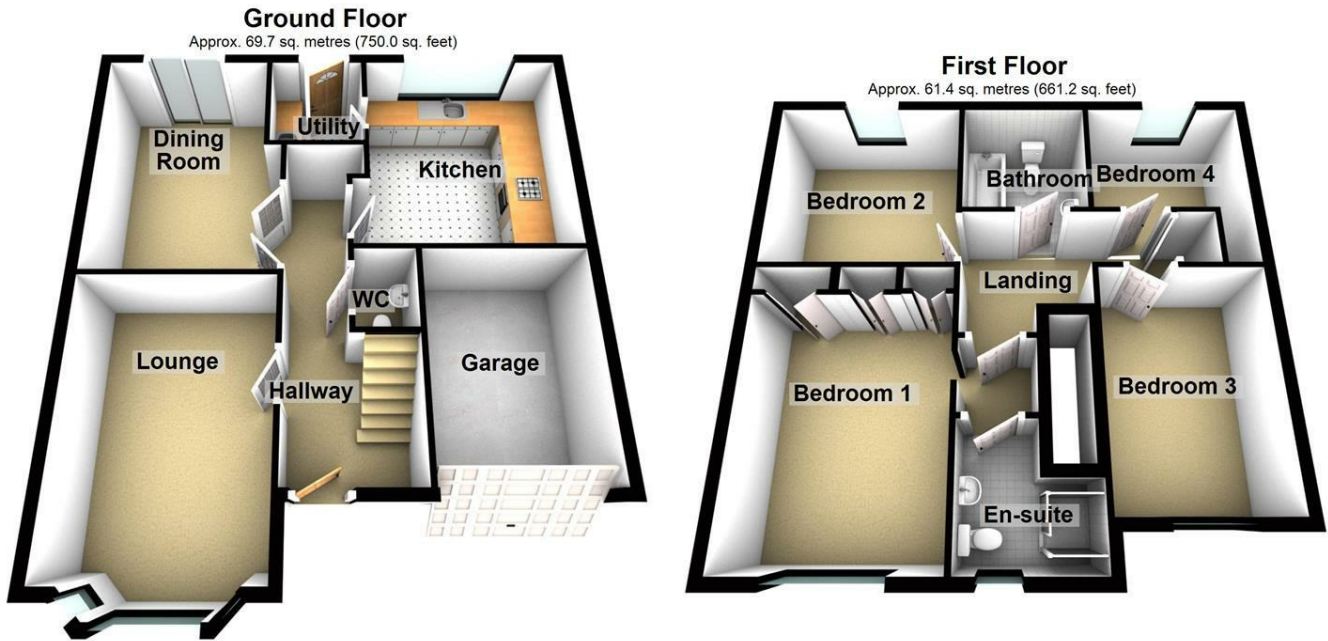
Additional Information

Council tax band E

Holding Deposit based on £1500 rent per calendar month amounting to £346

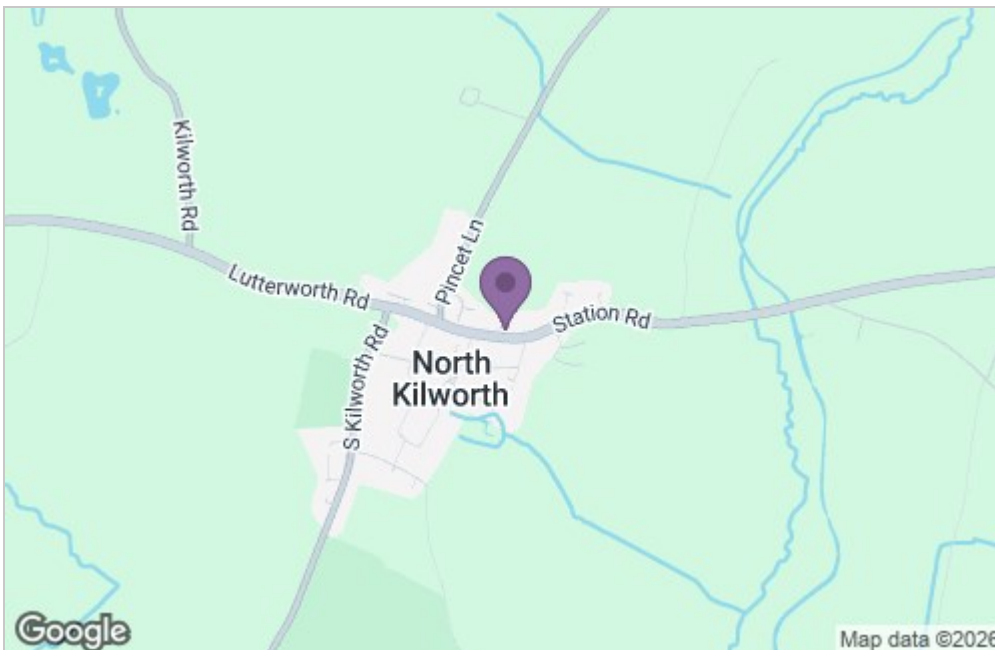
Damage deposit based on £1500 per calendar month amounting to £1730

Floor Plan



Total area: approx. 131.1 sq. metres (1411.3 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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