



## NEW PARK FARM STAPLETON LANE LEICESTER, LE9 7QJ

£2,300 PER MONTH

Truly unique, rare opportunity to rent this rural farm house with three reception rooms, kitchen, large utility & wet rooms to ground floor. To the first floor are three double bedrooms and family bathroom along with open study/office. Externally is ample off road parking and large garden, surrounded by open fields. Pet friendly, viewings now being arranged by calling Hinckley, 01455 886065



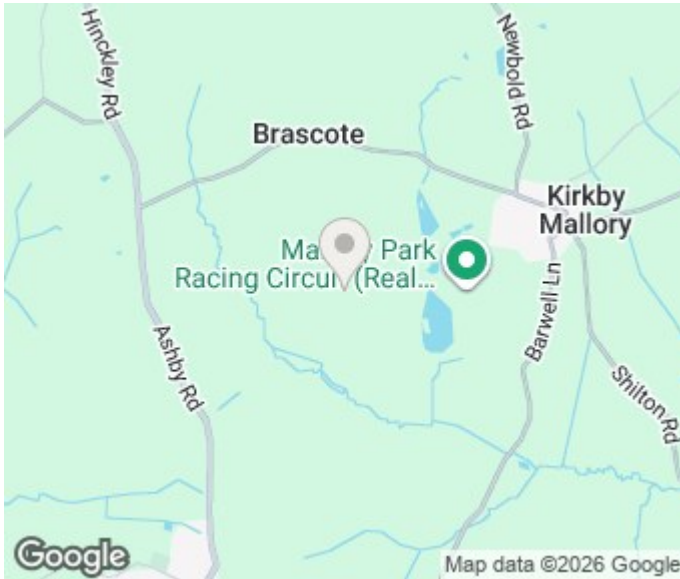
# NEW PARK FARM STAPLETON

- Unique Detached Farm House
- Rural Location, surrounded by open fields
- Renovated throughout
- Double glazed & new central heating
- Lounge, Dining room & Snug
- Generous kitchen with Range cooker
- Large Utility Room & Wet room
- Three first floor bedrooms and family bathroom
- Study/office
- Ample off road parking, Large garden with open aspect



# NEW PARK FARM STAPLETON





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: C    Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hinckley  
 Unit 1  
 The Regent Lancaster Road  
 Hinckley  
 Leicestershire  
 LE10 0AW

01455 886065  
 lettings@davispartners.co.uk  
 https://davispartners.co.uk/

