44 Stafford Street, Leicester, LE9 8HF
£875 Per Calendar Month

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RH HOMES & PROPERTY

*** AVAILABLE IMMEDIATELY *** RH Homes and Property are very pleased to offer to let this good traditional sized and good value two bedroom terraced house situated in a central setting within the village of Barwell. The accommodation comprises a Lounge, Dining Room, Kitchen, Utility Area, Landing, Two Double Bedrooms, and Upstairs Bathroom and rear lawned gardens. The property also benefits from UPVC double glazing and gas central heating throughout.

Council Tax - A

Lounge
11'7 x 14'7 overall (3.53m x 4.45m overall)
Having a focal living flame effect gas fire in composite surround, laminate wood flooring, radiator, under stairs storage, and UPVC double glazed window to the front aspect.

Dining Room
11'7 x 11'5 (3.53m x 3.48m)
With laminate wood flooring, radiator, and UPVC double glazed window to the rear aspect.

Kitchen
5'6 x 8'5 (1.68m x 2.57m)
Having a range of wall and base level units with working surfaces over and tiled splashbacks, a plumbed gas cooker/hob, an inset stainless steel sink and drainer, UPVC double glazed window to the rear and wood door to the side elevations.

Utility Area
5'2 x 8'5 (1.57m x 2.57m)
Having tiled flooring, plumbing for washing machine, power and lighting, and UPVC double glazed door leading to the rear gardens.

Landing
with radiator and access off to:

Bedroom One
11'7 x 11'6 (3.53m x 3.51m)
With radiator, laminate wood flooring, over stairs cupboard storage, and UPVC double glazed window to the front elevation.

Bedroom Two
8'1 x 11'6 (2.46m x 3.51m)
With laminate wood flooring, radiator, and UPVC double glazed window to the rear aspect.

Bathroom
5'10 x 8'3 (1.78m x 2.51m)
Having a three piece white suite comprising bath, low flush WC, and wash hand basin, airing cupboard, part UPVC clad surround, radiator, and UPVC double glazed window to the rear elevation.

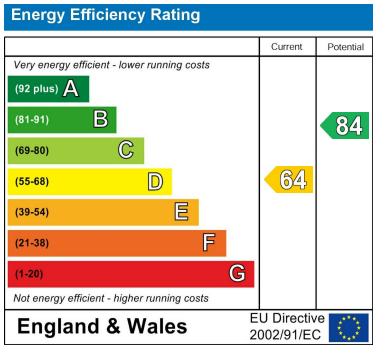
Outside
The rear gardens have a slabbed patio and path to the foot of a mainly lawned two tier garden area.

44, Stafford Street, Barwell, LE9 8HF

Total Area: 71.6 m² ... 770 ft²

All measurements are approximate and for display purposes only

Leaving Hinckley along the A47 Leicester Road towards Earl Shilton & Leicester, at the roundabout just after the Leicester Road sports ground, take the second left turning onto The Common. Which proceeds into Chapel Street, at the mini roundabout at the top continue over onto Stapleton lane, take the left turning onto Stafford Street where the property is located on the right hand side. For SATNAV users the postcode is LE9 8HF



Viewing

Please contact our RH Homes and Property Office on 01455 633244
if you wish to arrange a viewing appointment for this property or require further information.

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