



# READINGS

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**£950 PCM**

41 Slate Drive, Burbage, Hinckley, Leicestershire, LE10 2QP

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A modern 2 bed townhouse to rent on the Burbage side of Hinckley, Leicester. The property benefits from double glazing and gas central heating and comprises of; Entrance hall with W/C cloaks, modern fitted kitchen with integrated cooker and hob, lounge/dining room with patio doors leading to a low maintenance rear garden. Upstairs you will find two double bedrooms and bathroom. Tandem driveway included behind the rear garden. Viewing highly recommended! Council tax band B. Available in the New Year 2026

## Entrance Hall

## WC / Cloaks

## Kitchen

9'10" x 5'11" (3 x 1.8)

Modern fitted kitchen to include a range of base and eye levels units, integrated cooker and hob with chimney style extractor hood above

## Lounge

14'5" x 13'1" max 9'6" min (4.4 x 4 max 2.9 min)

With patio doors leading to the rear garden

## Stairs and Landing

## Bedroom 1 (rear)

13'1" x 8'10" (4 x 2.7)

## Bedroom 2 (front)

13'1" max 9'6" min x 8'6" (4 max 2.9 min x 2.6)

## Bathroom

Designer style 3 piece bathroom suite to include; P shaped bath with waterfall shower head above, low flush WC and wash hand basin with vanity cupboard underneath

## Garden

Low maintenance rear garden with gate leading to tandem driveway at the rear

## 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.

## Lettings Viewing Procedure

1. We'll initially e-mail you a pre-application form, prior to arranging a physical viewing at the property. Please complete this and e-mail back to us.

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 the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company. We'll need to see physical copies of your passport and any visas (if applicable) please.

4. On the day that you move into the property you will need to pay your first months rent and deposit. Deposit is 5 weeks rent payable on your move in date.

## Property information questions

Tenure:

Local Authority:

Council Tax Band:

Type of Construction:

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk:

Annual Estate Management Charge If Applicable:

