

Hauseit.

TO LET · CHARNWOOD FOREST
FIVE BEDROOMS · HALF AN ACRE



Two Lady Martin *Drive*

WOODHOUSE EAVES · LEICESTERSHIRE

£5,000 per calendar month

5

DOUBLE BEDROOMS

3

BATHROOMS

3,768

SQ FT APPROX.

0.5

ACRE PLOT APPROX.

THE PROPERTY

A five-bedroom executive home in one of Charnwood's most *desirable villages*

Set within Lady Martin Drive — an exclusive development of just eight houses behind an electric gate — the property sits in a stunning natural setting surrounded by trees and open countryside.

Number two Lady Martin Drive is a five-bedroom home with five double bedrooms, three bathrooms, a large double garage and parking for around five or six cars. It occupies a generous half-acre plot with breathtaking views over Charnwood Forest.

Inside, a large open-plan kitchen-diner opens onto a newly created snug — ideal as a media room, complete with an eighty-five-inch wall-mounted television and L-shaped seating. A magnificent, spacious lounge features floor-to-ceiling glass bifold doors onto the garden, and a beautifully refurbished downstairs cloakroom completes the ground floor.

The entire house has been recently refurbished and is only nine years old, with a grand entrance hallway leading to a striking oak-framed staircase.

Upstairs, five double bedrooms include a generous master with a well-proportioned en-suite, while bedroom two enjoys a large balcony overlooking Charnwood Forest. Bedrooms three, four and five are all doubles with fitted wardrobes.

AT A GLANCE

—	Gated development of only eight houses
—	Half-acre plot with Charnwood Forest views
—	Open-plan kitchen-diner opening to a new snug
—	Lounge with floor-to-ceiling bifold doors
—	Balcony to bedroom two
—	Ground-floor home office and utility room
—	Double garage, parking for five to six cars
—	Nine years old, recently refurbished throughout
—	Available to let on a long-term tenancy

PROPERTY INFORMATION

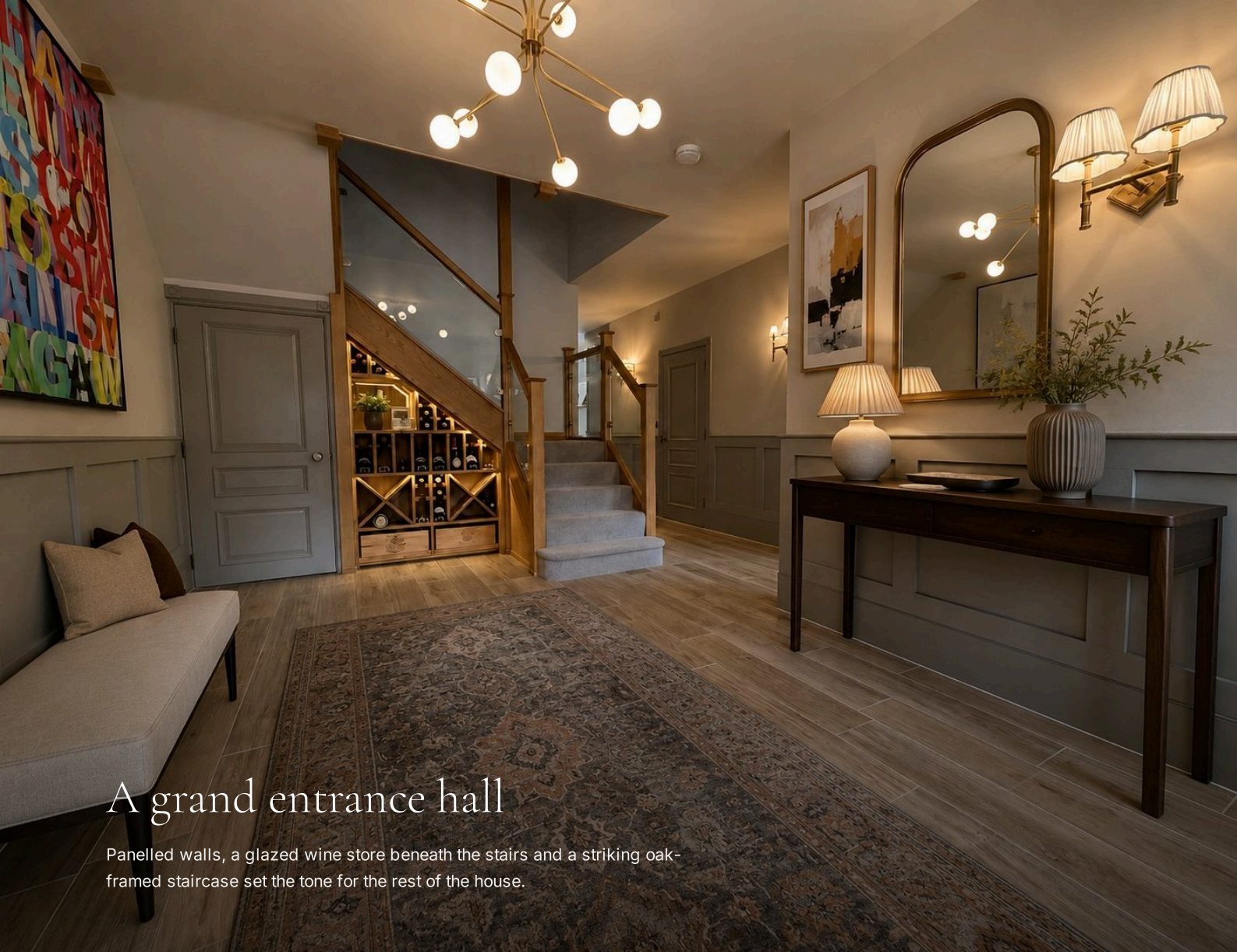
RENT	£5,000 per calendar month
HOLDING DEPOSIT	One week's rent — £1,154
TENANCY DEPOSIT	Six weeks' rent — £6,923
MINIMUM TERM	To be confirmed
FURNISHING	To be confirmed
AVAILABLE FROM	To be confirmed
INTERNAL AREA	350 sq m / 3,768 sq ft
LOCAL AUTHORITY	Charnwood Borough Council
COUNCIL TAX BAND	To be confirmed
EPC RATING	To be confirmed
VIEWINGS	Strictly by appointment



Behind the gate

An electric gate opens onto a private drive shared by just eight houses, climbing through mature woodland to the head of the close. Number two stands at the top, screened by trees, with a sweep of gravel parking for five or six cars and a large double garage alongside.





A grand entrance hall

Panelled walls, a glazed wine store beneath the stairs and a striking oak-framed staircase set the tone for the rest of the house.

Hall and landing

The oak and glass staircase rises through all three floors, drawing light into the heart of the plan and connecting the reception rooms to five double bedrooms above.





The lounge

Sixteen by nineteen feet, with a bespoke media wall, fitted cabinetry and floor-to-ceiling bifold doors opening onto the garden.



Kitchen and dining

A large open-plan kitchen-diner with a central island, handleless cabinetry and space to seat ten, flowing through to the garden doors beyond.

Home office

A dedicated ground-floor study of almost eleven by eight feet sits off the hall — far enough from the living space to work properly, close enough to be useful.





The snug — a new media room

Newly created and opening directly off the kitchen-diner, with a vaulted lantern roof, an eighty-five-inch wall-mounted television and L-shaped seating framed by full-height bifold doors to the terrace.



The principal bedroom

A generous twenty-one foot room with a full wall of fitted and mirrored wardrobes, integrated television and a well-proportioned en-suite.

Bedroom two

Almost eighteen feet long, with its own dressing area, a Jack and Jill en-suite and doors opening onto a private balcony above the treeline.





A balcony over the forest

Bedroom two opens onto a decked terrace of almost eighteen by ten feet, planted with clipped box and looking out across the treetops of Charnwood Forest.



BEDROOM THREE · 11'1" × 11'10"



BEDROOM FOUR · 12'3" × 12'1"



BEDROOM FIVE · 10'10" × 12'2"

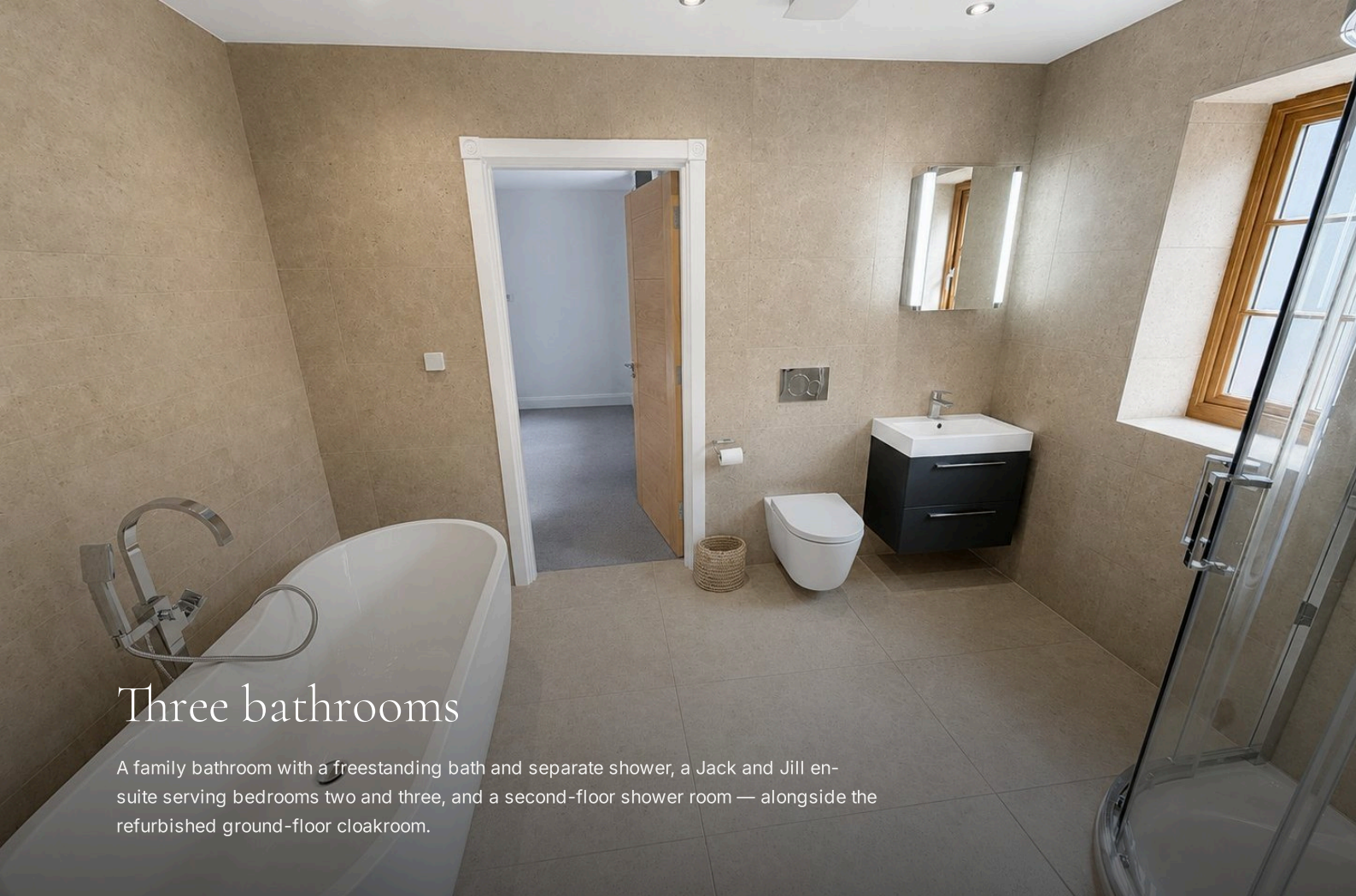
BEDROOMS THREE, FOUR AND FIVE

Three further doubles, each with *fitted wardrobes*

Bedroom three sits on the first floor and shares the Jack and Jill en-suite with bedroom two. Bedrooms four and five occupy the second floor, tucked under the eaves with bespoke joinery built into the roof slopes and a shower room between them.

All three are comfortable doubles with fitted storage, and each has been finished as part of the recent refurbishment — a house that works as easily for a growing family as it does for guests and home working.

The second floor also holds a shower room and a landing of over seventeen feet, giving the top of the house the feel of a self-contained guest or teenage suite.



Three bathrooms

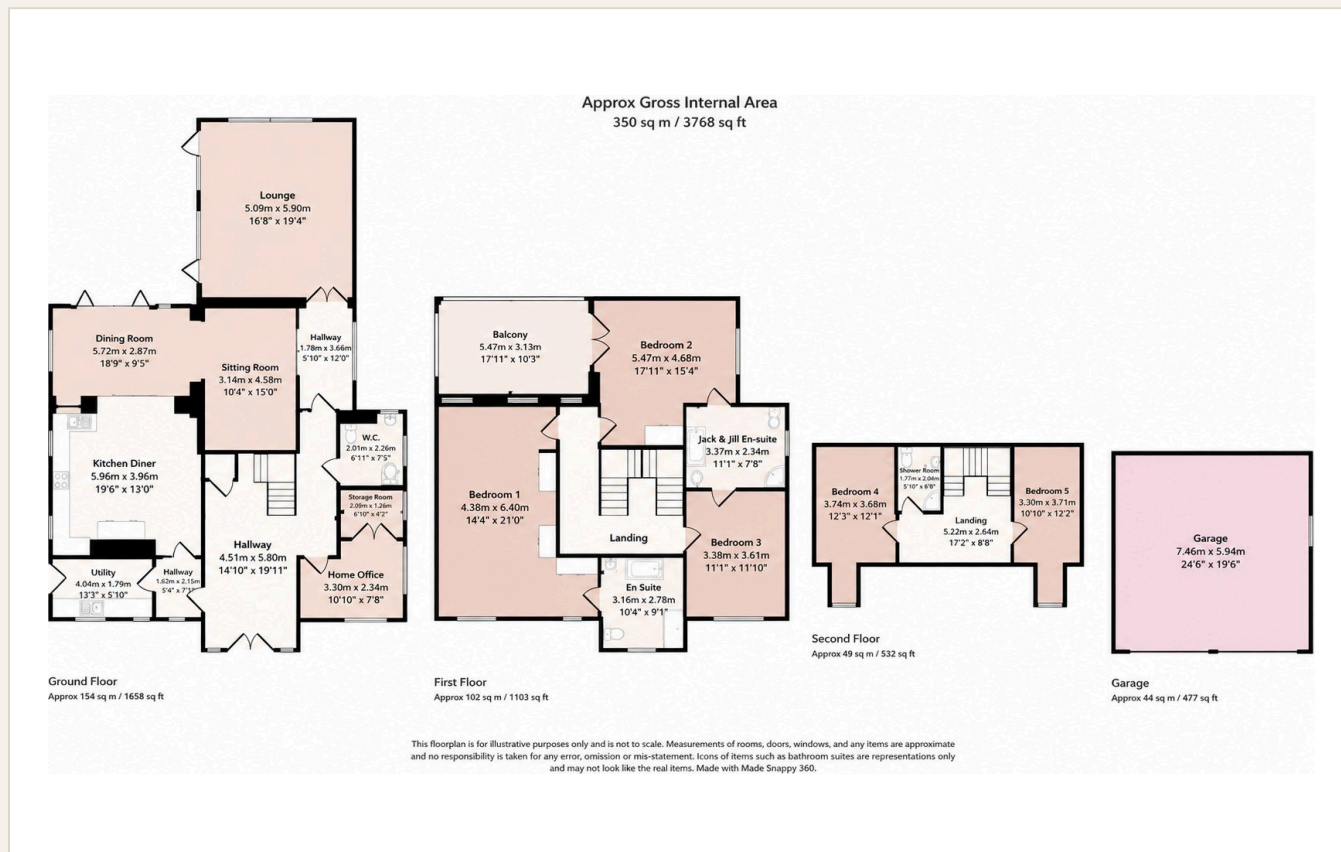
A family bathroom with a freestanding bath and separate shower, a Jack and Jill ensuite serving bedrooms two and three, and a second-floor shower room — alongside the refurbished ground-floor cloakroom.



SECOND-FLOOR SHOWER ROOM

FLOORPLAN

Approximately 350 sq m / 3,768 sq ft
arranged over *three floors*



GROUND FLOOR

Lounge	16'8" x 19'4"
Kitchen diner	19'6" x 13'0"
Dining room	18'9" x 9'5"
Sitting room / snug	10'4" x 15'0"
Home office	10'10" x 7'8"
Utility	13'3" x 5'10"
Cloakroom	6'11" x 7'5"

FIRST FLOOR

Bedroom one	14'4" x 21'0"
En-suite	10'4" x 9'1"
Bedroom two	17'11" x 15'4"
Balcony	17'11" x 10'3"
Bedroom three	11'1" x 11'10"
Jack & Jill en-suite	11'1" x 7'8"

SECOND FLOOR & GARAGE

Bedroom four	12'3" x 12'1"
Bedroom five	10'10" x 12'2"
Shower room	5'10" x 6'8"
Landing	17'2" x 8'8"
Double garage	24'6" x 19'6"



Fixtures, fittings and finishes

KITCHEN AND UTILITY

Handleless cabinetry with a matching central island

Induction hob to the island with a ceiling-mounted extractor

Integrated appliances and an undermounted sink

Recessed and cove lighting over the island

Separate utility room with garden access

RECEPTION ROOMS

Bespoke media wall with fitted cabinetry and lit display shelving

Eighty-five-inch wall-mounted television to the snug

Vaulted lantern roof over the snug

Full-height bifold doors to the garden and terrace

Panelled walls and a glazed wine store to the entrance hall

Oak-framed staircase with glass balustrade

OUTSIDE AND PARKING

Electric gated entrance to a private drive of eight houses

Gravel driveway with parking for five to six cars

BEDROOMS

Fitted and mirrored wardrobes to the principal bedroom

Integrated television to the principal wardrobe run

Balcony doors and dressing area to bedroom two

Bespoke joinery built into the eaves on the second floor

Fitted storage to all five bedrooms

BATHROOMS

Freestanding bath with floor-standing filler

Separate quadrant shower enclosures

Wall-hung sanitaryware and vanity units

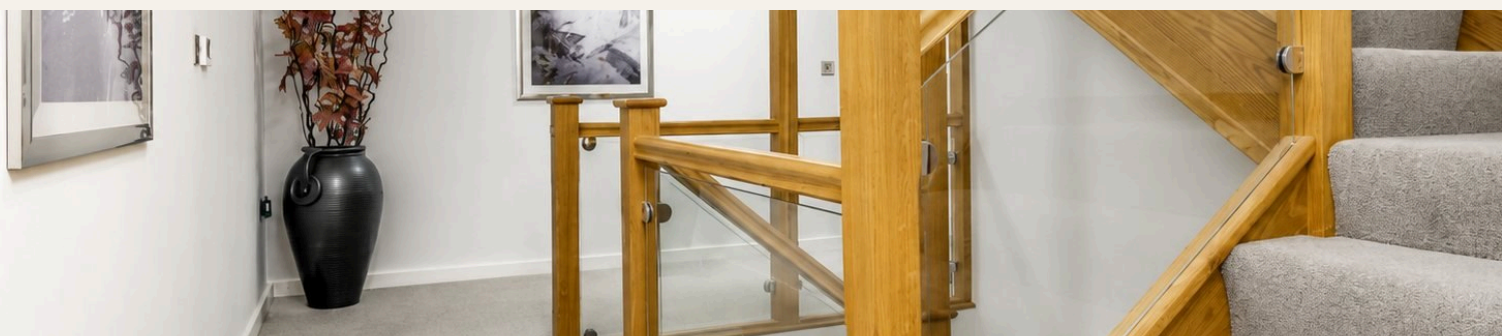
Illuminated mirror cabinet and heated towel rails

Full-height tiling throughout

Fittings and appliances are listed as seen at the time of photography and have not been tested. The heating and hot-water system, broadband provision, appliance schedule and garage or parking allocation are to be confirmed and will be set out in the tenancy agreement.

Detached double garage of almost twenty-five by twenty feet

Landscaped lawns, terracing and a sunken garden feature



THE LOCATION

Woodhouse Eaves, on the edge of *Charnwood Forest*



Woodhouse Eaves is among the most sought-after villages in Leicestershire: a conservation village of slate and granite cottages set in the ancient landscape of Charnwood Forest, with Beacon Hill, Broombriggs Farm and Bradgate Park all close at hand.

The village supports a genuine community — a primary school, church, village hall, tennis and cricket clubs, a village store and a well-regarded cluster of pubs and restaurants — while Loughborough and Leicester provide everything else within a short drive.

Schooling is a particular draw, with the Loughborough Schools Foundation, Ratcliffe College and a strong choice of state provision all within easy reach.

APPROXIMATE DISTANCES

Village centre	0.5 miles
Beacon Hill Country Park	1 mile
Loughborough	4 miles
M1 junction 23	5 miles
Loughborough station	5 miles
Leicester city centre	8 miles
East Midlands Airport	12 miles
London St Pancras by rail	from 1h 15m

Distances and journey times are approximate and given as a guide only. Applicants should satisfy themselves as to school catchments and admissions criteria.

Lady Martin Drive itself is private and gated, with the eight houses sharing responsibility for the drive, gate and landscaped common areas. Full details of the arrangement are available on request.

From viewing to *keys*

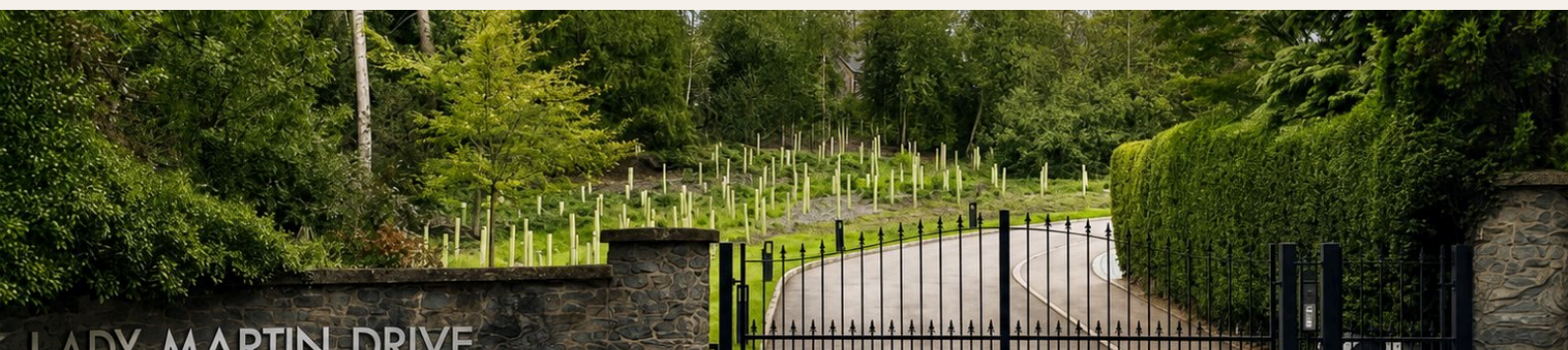
Every application is handled directly by Mohammad or Imran, from the first viewing through to the day you move in.

- | | |
|---|---|
| <p>1 Book a viewing</p> <p>Viewings are accompanied and strictly by appointment, at a time that suits you.</p> | <p>2 Make an application</p> <p>Tell us your proposed rent, start date, term and who will be living at the property.</p> |
| <p>3 Holding deposit</p> <p>One week's rent reserves the property and is put towards your first month's rent.</p> | <p>4 Referencing and right to rent</p> <p>Identity, right-to-rent, income, employment and previous landlord checks.</p> |
| <p>5 Tenancy agreement</p> <p>Terms confirmed in writing and signed by all parties before any funds are transferred.</p> | <p>6 Deposit and first rent</p> <p>Cleared funds before move-in; the deposit is protected in the DPS insured scheme.</p> |
| <p>7 Check-in</p> <p>A photographic inventory, meter readings and a walk-round of the house with us.</p> | <p>8 Keys</p> <p>Keys, gate fobs and handover of appliance manuals and emergency contacts.</p> |

PERMITTED PAYMENTS

Under the Tenant Fees Act 2019 the only payments we can ask for are a holding deposit of up to one week's rent, a tenancy deposit of up to six weeks' rent, the rent itself, utilities and council tax, and any default charges set out in the tenancy agreement.

There are no application fees, referencing fees or renewal fees. If your application is unsuccessful through no fault of your own, the holding deposit is returned in full within seven days.



Arrange a *viewing*

Early viewing is strongly recommended. To arrange an appointment, or to discuss letting your own property, please get in touch.

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Hauseit lists across more than ninety property portals and produces custom printed brochures delivered door-to-door in the local area. Referencing, right-to-rent checks and the tenancy agreement are handled in-house, and deposits are protected through the DPS insured scheme.

CLIENT MONEY PROTECTION

Client Money Protect — CMP014428

REDRESS SCHEME

Property Redress Scheme — PRS046309

REGISTERED COMPANY

Hauseit Ltd — 15756725

These particulars are intended as a general guide only and do not form part of any offer or contract. All measurements, distances and areas are approximate. Nothing here should be relied upon as a statement or representation of fact. Hauseit has not tested any services, appliances, equipment or fittings, and no warranty is given as to their condition or operability. Photography and floorplans are for illustration only and some images may be virtually staged. Fixtures, fittings and furnishings shown are not necessarily included in the letting. Prospective tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information given. Permitted payments under the Tenant Fees Act 2019: a holding deposit of no more than one week's rent, a tenancy deposit of no more than six weeks' rent, rent, utilities and council tax, and any default charges provided for in the tenancy agreement. All applicants are subject to referencing and right-to-rent checks. Particulars prepared August 2026.