WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030
Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB

TO LET

£1,050 Per month

FIRST FLOOR, HUNCOTE ROAD
LEICESTER | LE9 3GT

- Two Bedrooms
- Private access with off road parking
- Private gardens
- Village location adjacent to Croft Quarry

LOCATION

The property is situated in Croft Village within the Blaby District, approximately eight miles south-west of Leicester. Croft is approximately five miles from Leicester, with nearby access to the M1 and M69 motorways. Nearby towns include Hinckley, Lutterworth, Oadby, and Wigston. The properties nearby offer a quiet area for local businesses to operate with ample parking provisions. The office is located in a Conservation Area close to a Natural Reserve, which offers many accessible country walking routes.

DESCRIPTION

A spacious first floor flat offering two double bedrooms, a large lounge, separate kitchen and bathroom. The property also benefits from private garden space and off road parking. Situated in the village of Croft, adjacent to the quarry site and surrounded by countryside, the property is ideally located for those who enjoy outdoor walks and open green spaces. An excellent opportunity for comfortable family living in a convenient village setting.

Please note, the marketing pictures have not been taken by Wells McFarlane. Please book in a viewing to fully appreciate the property and the surrounding grounds.

EPC

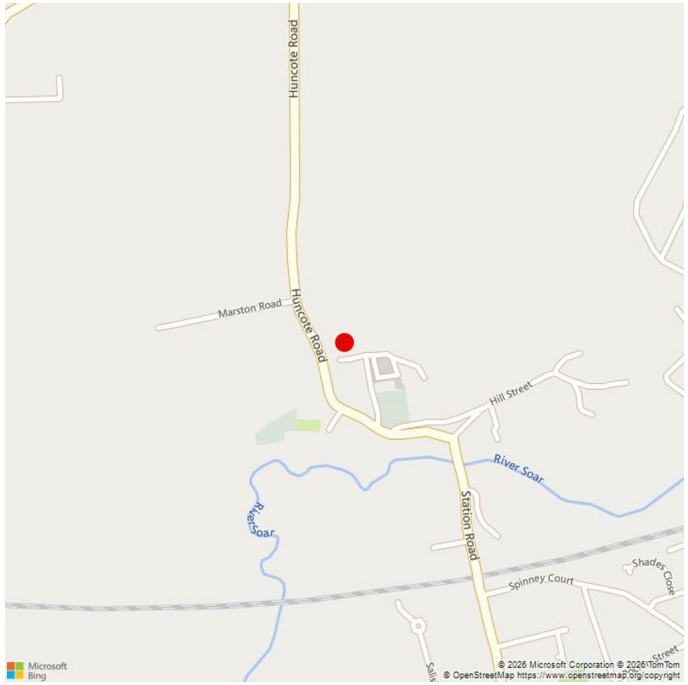
The Property has an EPC of D (D61). A Copy of the certificate is available upon request.

TERMS

Prospective tenants will be required to pay a holding deposit of one week's rent being £242.30 to reserve the property. The holding deposit will be deducted from the first month's rent or deposit assuming your application is successful. However, this will be non refundable if the applicant fails a right to rent check, withdraws from the tenancy, or provides false or misleading information for their application. Pets are permitted at the property and will attract an additional payment of £25pcm per animal.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated October 2026