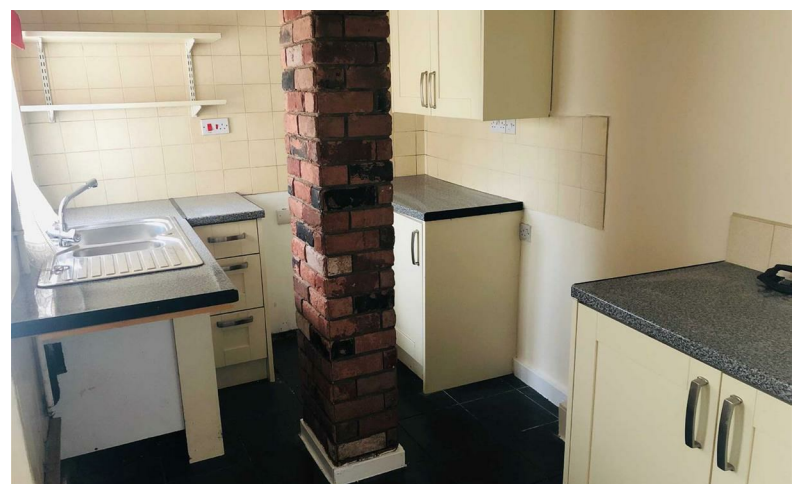




# READINGS

www.readingspropertygroup.com



## £825 Per Calendar Month

14 Vicarage Lane, Barkby, Leicester, LE7 3QN

# 14 Vicarage Lane, Barkby, Leicester, LE7 3QN

A charming 2 bedroom characterful cottage in a rural village location. Set in Barkby, Leicestershire, this semi-detached cottage benefits from gas central heating and comprises of; entrance hall, open plan kitchen dining area, large lounge with beautiful Inglebrook fireplace. There are low ceilings downstairs with original exposed wooden beams. Upstairs you will find a double bedroom with built in wardrobes, a single bedroom and a 3 piece bathroom suite with shower over the bath. Outside you'll find a patio and lawned garden to the front with a wooden shed and one allocated parking space in the communal car park. There is no rear garden. Viewing is a must! Council tax band B **\*\*PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANCY SO THE PROPERTY MAY DIFFER\*\***

## Entrance hall

## Lounge

14'5" max x 14'0" (4.39 max x 4.27)

With Inglebrook fireplace and log burner and plenty of storage

## Kitchen/dining area

13'0" max x 15'0" max (3.96 max x 4.57 max)

Fitted kitchen with space for oven, washing machine and fridge freezer, dining area with store cupboard

## Landing

## Bedroom one

7'8" to wardrobes x 14'4" max (2.34 to wardrobes x 4.37 max)

With fitted wardrobes

## Bedroom two

7'0" max x 9'0" max (2.13 max x 2.74 max)

## Bathroom

4'2" x 10'3" (1.27 x 3.12)

Newly fitted three piece bathroom including shower above bath, low flush W/C and wash hand basin

## Outside

Patio and lawned area to the front of the house and one allocated parking space towards the end of the private driveway

## Application Procedure

1. Return the completed application form(s) to us along with your passports and proof of your address.

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.

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

## 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.

