CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS









The Oaks The Outwoods, Hinckley, LE10 2UD

£2,000 Per Month

HERE IS YOUR CHANCE TO RENT AN EXECUTIVE AND BRAND NEW FAMILY HOME in the ever popular village of Burbage. The Oaks is a substantial and SUPERBLY FINISHED four bedroomed home with accommodation briefly comprising: Entrance hall with storage, utility with space for washing machine and tumble dryer, downstairs w/c, open plan LIVING / KITCHEN with double oven, dishwasher, space for American style fridge freezer and bi-folding doors to the garden, snug / study. First floor: THREE DOUBLE bedrooms, one with an en suite and dressing room, and a family bathroom with bath and separate shower. Second floor - a VERY GENEROUS double with further en suite shower room. Outside: Enclosed rear garden and driveway parking.

Entrance Hallway
With a window to the front aspect, doors leading to all ground floor accommodation and underfloor heating which continues throughout the property.

Utility Room
With a window to the front aspect, the utility is fitted with a range of wall and base storage units with work surfaces over and with a sink built in. There's a door leading to the downstairs WC.

WC
Fitted with a low level WC, hand wash basin and additional storage cupboards.

Living Room
With a window to the rear aspect.

Living Kitchen Diner
With bifold doors opening to the rear garden. The kitchen is fitted with a quality range of wall and base units with worksurfaces over. There's a kitchen island with further storage. The kitchen has a fitted dishwasher, an induction hob with extractor over and an integrated oven and grill. There are additional windows to the front aspect.

Landing
With doors leading to all first floor accommodation and stairs rising to the second floor.

Bedroom
With a window to the front aspect and a door leading to the ensuite.

Ensuite
With a window to the rear aspect, fitted with a low level WC, hand wash basin, bath and walk in shower enclosure.

Bedroom
With a window to the rear aspect.

Bedroom
With a window to the rear aspect.

Bathroom
With a window to the front aspect, the bathroom is fitted with a low level wc, pedestal wash basin and bath with shower over and glass screen.

Landing
With a Velux window to the front aspect and a door leading to the master bedroom.

Bedroom
With numerous Velux windows to the front and rear aspect, door leading to the eaves space and a further door to the ensuite.

Ensuite
With a Velux window to the front aspect, the bathroom is fitted with a low level WC, hand wash basin and a walk in show cubicle with rainfall shower.

Outside
To the front of the property is driveway parking for two cars.
The rear garden is laid largely to lawn with a patio area and slated area to the side. There's also a gate allowing access from the side.

Tenant Fees & Protection Information
TENANT FEES AND PROTECTION INFORMATION

As well as paying the rent, you may also be required to make the following Permitted Payments:

PERMITTED PAYMENTS
Before the tenancy starts (payable to Carlton Estates)
Holding Deposit: An amount equal to one week's rent. (This will be deducted from the first rent payment)

Deposit: An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy
agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over
the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security
devices.

During the tenancy (payable to the provider)

Utilities – Gas, Electricity, Water
Communications – Telephone and Broadband
Installation of Cable, Satellite, TV aerial
Subscription to Cable, Satellite, TV licence
Council Tax

Other Permitted Payments

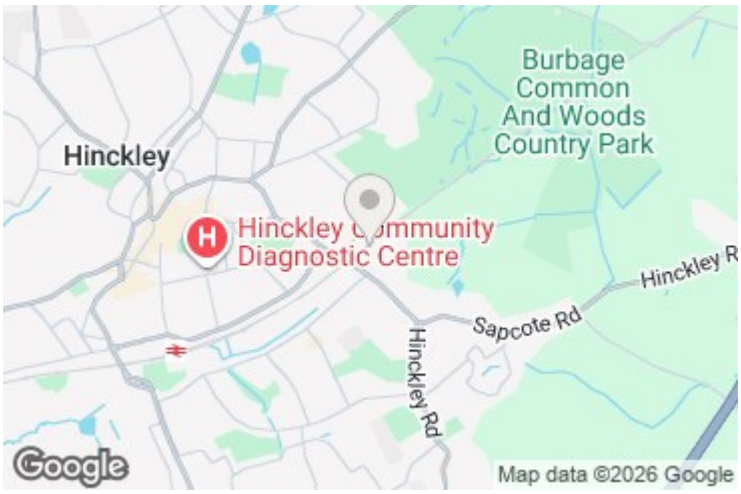
Any other permitted payments not included above under the relevant legislation, including contractual breaches and damages.

Damages
The tenant(s) will be liable for any damages to any part of the property caused by the
tenant. The costs of repair of any such damages and / or missed contractual appointments
will be billed directly to the tenant(s) and will be deducted from the deposit if they are
unpaid at the end of the tenancy. Court action may be taken by the Landlord against the
tenant to recover such unpaid costs during the tenancy.

TENANT PROTECTION INFORMATION
Carlton Estates are members of the following schemes:
Client Money Protect (CMP) – Membership number – CMP001562
CM Protect Limited
Premiere House
1st Floor
Elstree Way
Borehamwood
WD6 1JH

The Property Ombudsman – Membership number – D0157
The Property Ombudsman
Milford House
43 – 55 Milford Street
Salisbury
Wiltshire
SP1 2BP

Opening Hours
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm


Burbage
Common
And Woods
Country Park
Hinckley
Hinckley Community
Diagnostic Centre
Sapcote Rd
Hinckley Rd
Google
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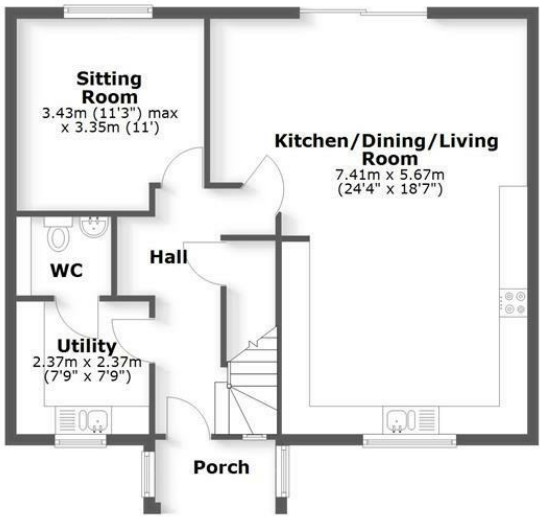
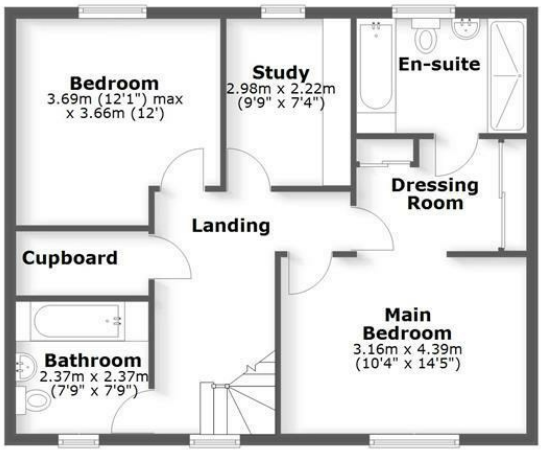
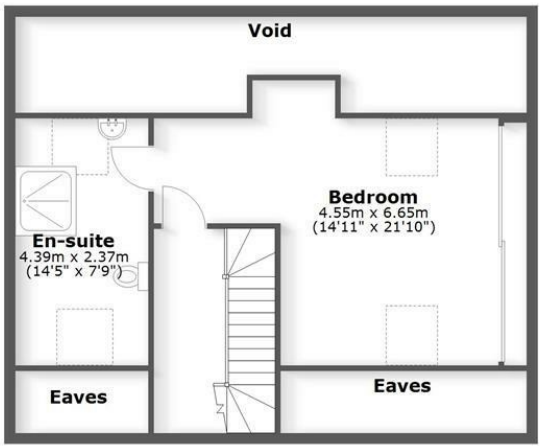
Ground Floor

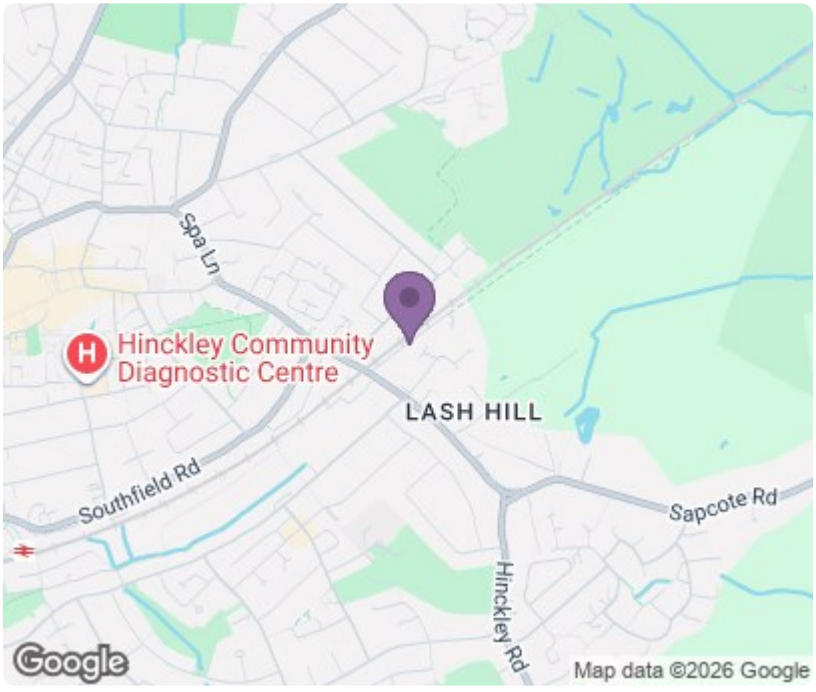


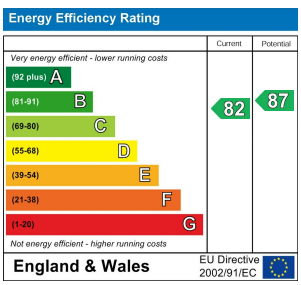
First Floor

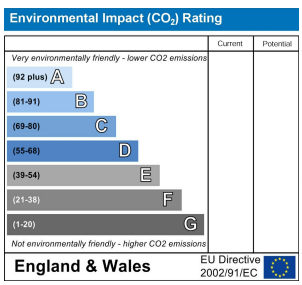


Second Floor









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