

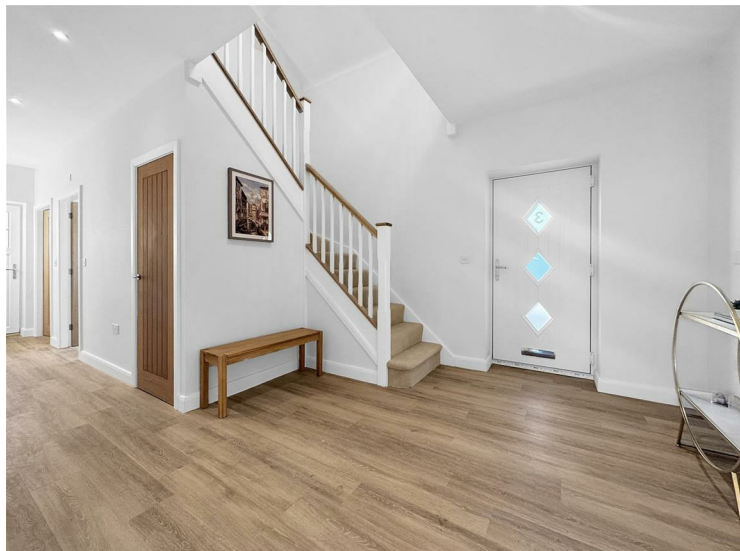
3 Bowling Green Close, Leicester, LE8 4DB

£2,100 Per Month

3 Bowling Green Close, Blaby is an exciting and rare opportunity to rent a BRAND NEW and QUALITY home situated within a small SELECT DEVELOPMENT, finished to an EXACTING STANDARD inside and out!

With deceptively spacious and FLEXIBLE accommodation arranged over two floors, totalling approximately 1900 sq/ft. The ground floor has a Large entrance hallway, a FABULOUS living kitchen with feature BI-FOLDING doors and a LOG BURNER, an additional reception room OR ground floor BEDROOM, along with a ground floor BATHROOM and a storage cupboard. To the First Floor are TWO DOUBLE bedrooms, and a Study OR Single bedroom, together with an additional bathroom. Outside: Generous lawned rear garden and Driveway parking. The garage is currently under construction and will be completed towards the end of July 2026.

Entrance Hallway



Additional Image

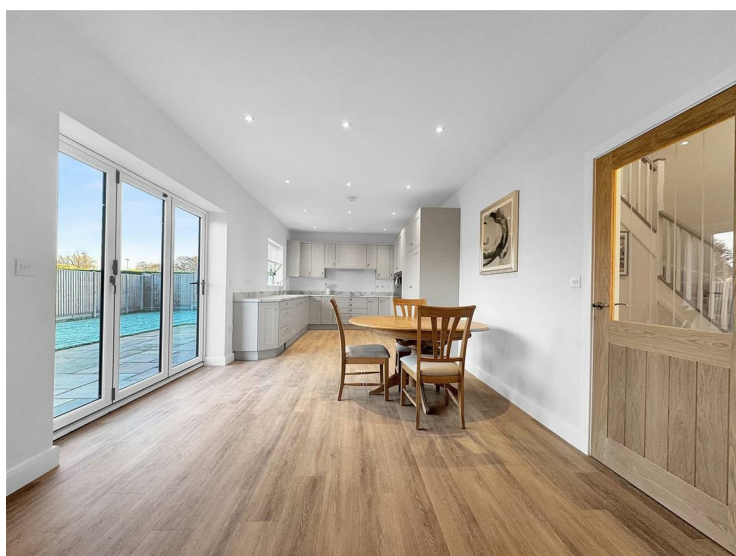
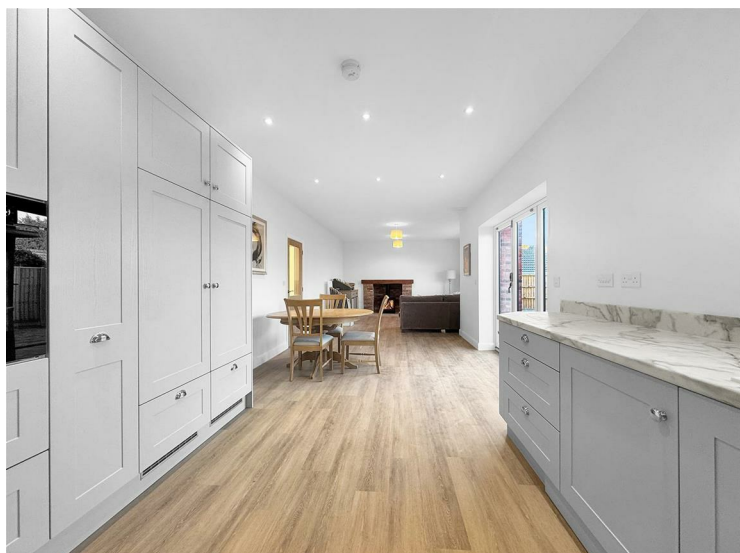


A large entrance hallway, with feature high ceilings and underfloor heating, which both continue throughout the ground floor of this property. Oak finish internal doors provide access to all accommodation and a complementary staircase rises to the first floor.

Additional Image

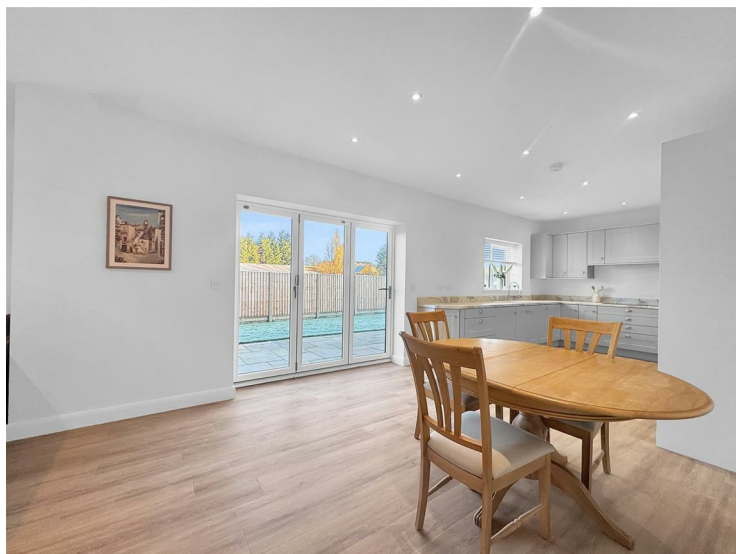
Spectacular Living Kitchen

39'4" x 13'10" (approx) (12.01 x 4.22 (approx))



This room is a particular feature of this property, with a feature fireplace housing a log burning stove, bi-folding doors to the outside and ample space for family sized living / dining furniture. The quality handmade kitchen comprises of a range of modern eye level and base level storage units, with quality worksurfaces and upstands over. There is a fitted electric oven, and a further microwave combi oven and an induction hob with an extractor hood over, together with an integral dishwasher, washing machine and fridge / freezer.

Additional Image



Additional Image



Sitting Room / Ground Floor Bedroom
14'2" x 12'9" (approx) (4.33 x 3.89 (approx))



With a bay window to the front aspect.

Ground Floor Bathroom



With a window to the front aspect, fitted with a low level w/c, wash basin with custom built vanity unit and a bath with shower over and glass screen.

First Floor Landing



With a window to the front aspect and doors off to all first floor accommodation.

Bedroom
17'3" x 14'0" (approx) (5.27 x 4.27 (approx))



With a window to the rear aspect, radiator.

Bedroom

16'8" x 15'2" (approx) (5.09 x 4.63 (approx))



With windows to the front and rear aspects, eaves storage and a radiator.

Additional Image



Study / Bedroom

9'7" x 8'10" (approx) (2.93 x 2.71 (approx))



With a Velux style window to the rear aspect and a radiator.

Bathroom



Fitted with a low level w/c, wash basin with custom-built vanity unit and a double walk-in shower enclosure. Heated towel rail.

Outside



The generous rear garden is laid largely to lawn with a good sized patio area.

Gated side access leads to the block paved driveway which has an EV charger.

Additional Image



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

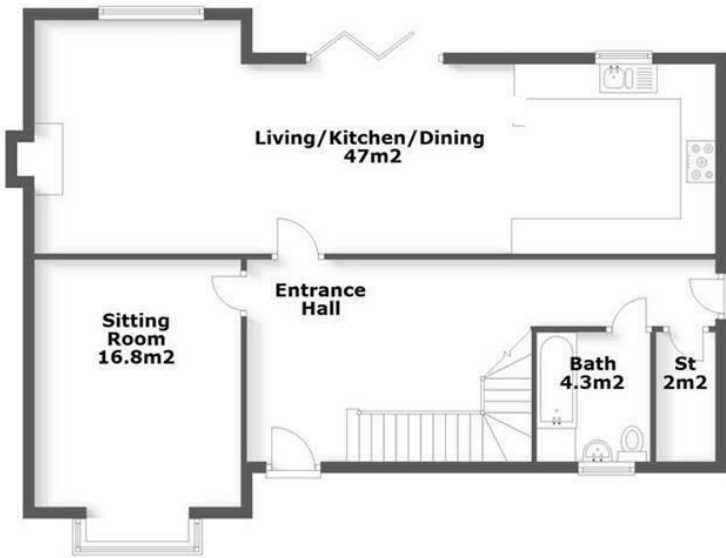
SP1 2BP

Opening Hours

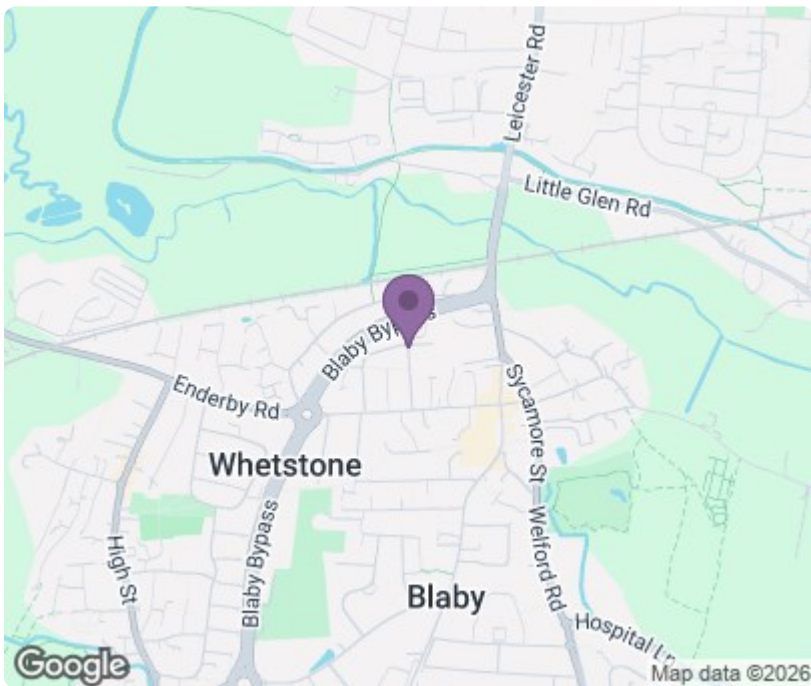
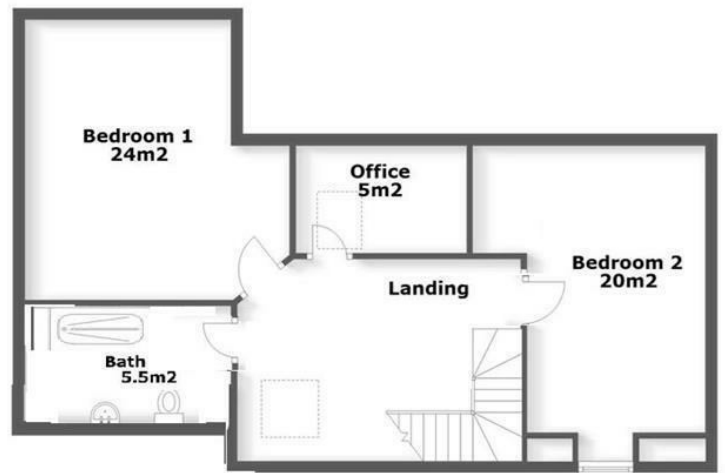
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	