



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£895.00 Per month

THE STABLES, 33 RECTORY ROAD
LEICESTER
LE7 4PL

- Private development in courtyard setting
- Two double bedrooms
- Two parking spaces
- Enclosed rear garden

LOCATION

The Property is situated in the village of Wanlip, conveniently situated just off the Leicester Western By-pass and less than 5 miles from the city of Leicester. The rural location is suited to those who enjoy the countryside with Watermead Park being a short walk away.

DESCRIPTION

Nestled on a private development of similar properties, The Stables is a beautiful ground floor barn conversion. The Property benefits from a generous lounge overlooking the rear garden, separate fitted kitchen, two double bedrooms and bathroom. There is parking for 2 cars - 1 space being available in the covered car port and 1 immediately to the front of the Property. Further photos will follow shortly and the Property is available from July.

ACCOMMODATION

The Property benefits from being on the ground floor.

The kitchen/diner is fully fitted with a range of base and wall units, oven and hob, extractor fan, and one and a half bowl sink and drainer. The walls are partially tiled to the splashback areas with a ceramic tiled floor.

The lounge is carpeted and has windows to the front and rear of the Property.

Outside there is an enclosed rear garden with lawn and patio area.

EPC

The Property has an EPC rating of C 74. A copy of the certificate is available on request.

TERMS

Prospective tenants will be required to pay a holding deposit of one week's rent being £206.50 to reserve the property. The holding deposit will be deducted from the first month's rent 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 and the tenant agrees to professional cleaning of all

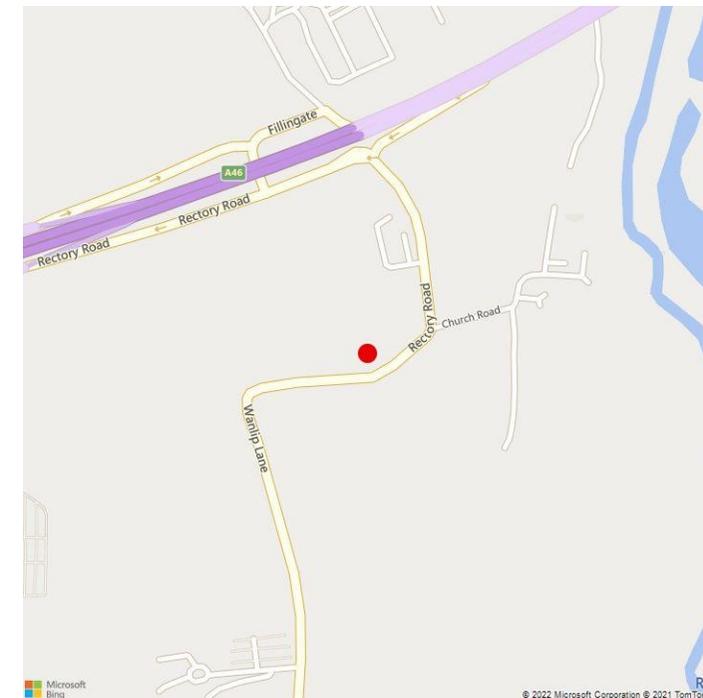
carpets and re-decoration if required on termination of the tenancy.

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.



Ground Floor

Approx. 71.7 sq. metres (772.3 sq. feet)



SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated July 2022

