



## 9 Clover Close, Narborough, LE19 3FT

**£1,350**

AVAILABLE NOW - OUTSTANDING! Extended and beautifully presented INSIDE AND OUT! This fabulous property is approached by electrically operated gates which lead to a large driveway with a detached GARAGE/SHED. In brief the accommodation comprises: Porch, Hallway, Living room, FABULOUS dining kitchen CONSERVATORY, Ground floor WC. First Floor: Three bedrooms and a Bathroom. Sorry strictly no pets.

**Additional Image**

**Porch**

**Hallway**

**Living Room**  
15'9" x 15'8" (4.81 x 4.79)

**Additional Image**

**Dining Kitchen**  
22'1" x 15'9" (6.75 x 4.81)

Fabulous refitted kitchen with a quality range of base and eye level storage units with kick board lights. There is a free standing range style cooker, dishwasher and fridge / freezer.

**Additional Image**

**Additional Image**

**Conservatory**  
13'4" x 8'7" (4.07 x 2.64)

**Additional Image**

**First Floor Landing**

**Master Bedroom**  
13'9" x 9'6" (4.2 x 2.9)

**Bedroom Two**  
9'9" x 7'0" (2.99 x 2.14)

**Bedroom Three**  
6'11" x 6'5" (2.13 x 1.97)

**Bathroom**

**Outside**

**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.

Early Termination of the Tenancy

Payment of the Landlord's costs of re-letting the property plus unpaid rent outstanding on the tenancy from the time of termination until the time of a new tenant moving in. A maximum amount of unpaid rent payable will be the amount outstanding to the end of the contracted tenancy term.

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





