



**ASSURED  
RESIDENTIAL**

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**11 Lesingham Drive  
Coventry, CV4 9JT**

**£1,000 Per Month**

A particularly spacious semi-detached home situated to the west of the City comprising two good sized double bedrooms with built in wardrobes and a single bedroom and bathroom with shower. On the ground floor there is a through living/dining room and a modern fitted kitchen with built in electric oven and hob. The property is double glazed and has gas fired central heating. There is a lawn to the front with one off-road parking space. Offered on an UNFURNISHED BASIS and AVAILABLE MID-JUNE

The property is set back from the road behind a lawn with one hard standing parking space.

### Entrance Hall/Stairs

With a window to the side.

### Living/Dining Room

11'11" x 26'4" (3.63m x 8.03m )



A through room with a double glazed box bay window to the front and window to the rear both with vertical blinds, central heating radiators and a wall mounted electric feature fire.

### Kitchen

7'7" x 10'0" (2.31m x 3.05m)



Modern white gloss finish units with an inset electric hob and built in oven with stainless steel cooker hood over. Tiled floor. UPVC door to the rear.

### Landing

With a window to the side and an airing cupboard housing the combi-boiler.

### Front Bedroom

10'11" x 13'11" (3.33m x 4.24m)



With a double glazed window to the front with vertical blinds, a central heating radiator and built in double wardrobe.

### Front Bedroom 2

7'2" x 8'3" (2.18m x 2.51m)



With a double glazed window to the front with vertical blinds, a central heating radiator and over stairs cupboard.

### Rear Bedroom

12'0" x 10'4" (3.66m x 3.15m)



With a double glazed window to the rear with vertical blinds, a central heating radiator and a built in double wardrobe.

### Bathroom

6'1" x 5'10" (1.85m x 1.78m)



Having a modern white suite with Triton shower over the bath, WC and wash hand basin and a chrome heated towel rail/radiator. Vinyl flooring. Obscure double glazed window to the rear.

### Rear Garden



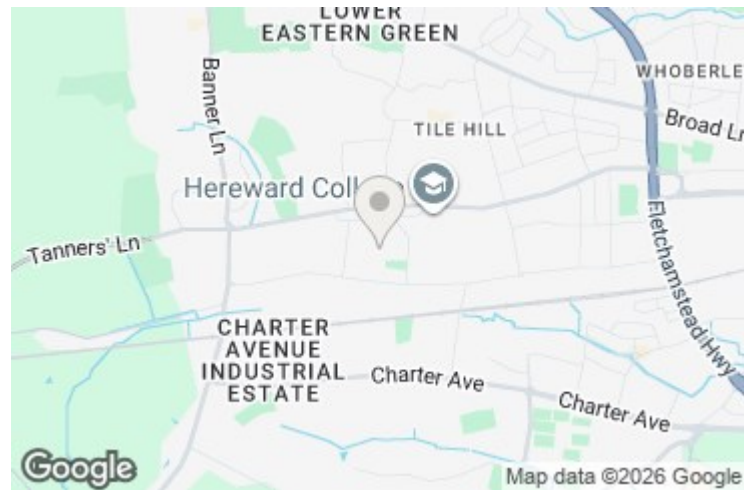
With storage and a side path to the front of the house.

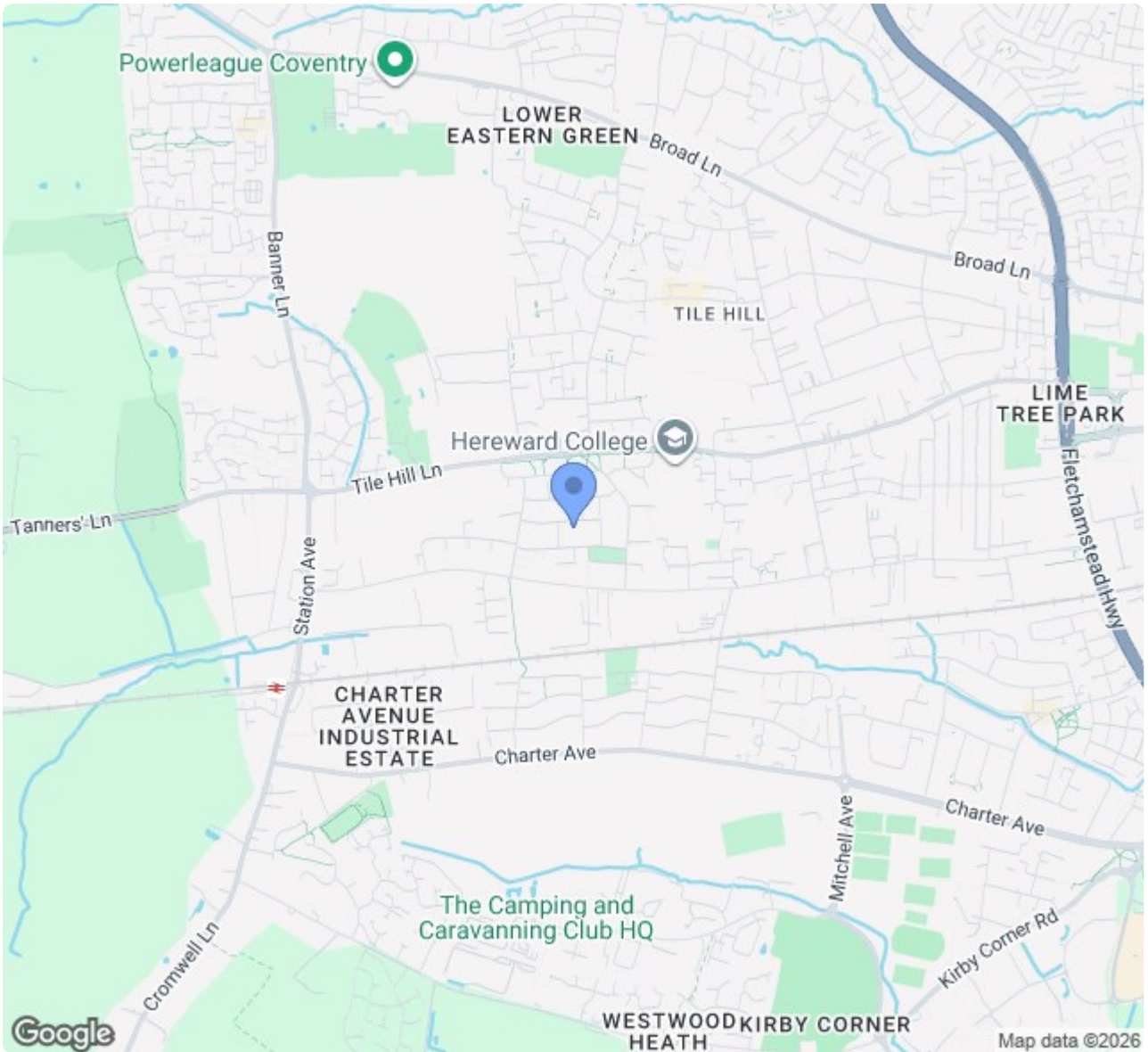
### Deposit

A Security Deposit of £1150 in addition to the first month's rent will be payable prior to the start of the tenancy.

### Council Tax

Band B





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.