



**62a Cosby Road, Leicester, LE19 2HF**

**£1,695**

This well presented four bedroomed detached property is situated in the popular village of Littlethorpe. The accommodation briefly comprises:- hallway, modern kitchen, utility room, through lounge / dining room, study, downstairs cloakroom, four bedrooms with en-suite to master and modern family bathroom. There is an enclosed rear garden, ample driveway parking and double garage. Council tax band F.

## HALLWAY

Via a porch area.

## KITCHEN

12'6" x 11'10" (3.80 x 3.60)

Window to the rear aspect and having recently been re-fitted. Includes - fitted electric oven, gas hob, fridge and dishwasher.

## UTILITY ROOM



Door to the rear garden. Plumbing and space for a washing machine

## DINING AREA

12'2" x 13'9" (3.70 x 4.20)

Leading through to the lounge .

## LOUNGE AREA

22'8" x 14'9" (6.90 x 4.50)

Patio doors to the rear garden.

## ADDITIONAL PHOTO

## STUDY

8'6" x 10'2" (2.60 x 3.10)

With a window to the front aspect.

## DOWNSTAIRS CLOAKROOM

With an obscure window to the front aspect and fitted with a low level w/c, pedestal hand wash basin, towel rail and radiator.

## LANDING AREA

## BEDROOM ONE

12'6" x 11'10" (3.80 x 3.60)

With a window to the front aspect, door to en-suite.

## EN-SUITE

Having been fitted with a low level w/c, pedestal hand wash basin and bath.

## BEDROOM TWO

12'6" x 12'2" (3.80 x 3.70)

With a window to the rear aspect.

## BEDROOM THREE

12'6" x 8'10" (3.80 x 2.70)

With a window to the front aspect.

## BEDROOM FOUR

12'2" x 8'2" (3.70 x 2.50)

With a window to the rear aspect.

## FAMILY BATHROOM

With an obscure window to the rear aspect and having recently been refitted with a corner bath, low level w/c, pedestal hand wash basin and walk in shower cubicle.

## OUTSIDE



## Additional image

## Outside From Above

## Garage

## FLOOR PLANS

to follow

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to follow

## DIRECTIONS

From our office, continue over the railway lines entering Littlethorpe, turn right on to Station Road, continue to follow this road on to Cosby Road number 62a can be found on the left hand side and identified by our To Let board.

## 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

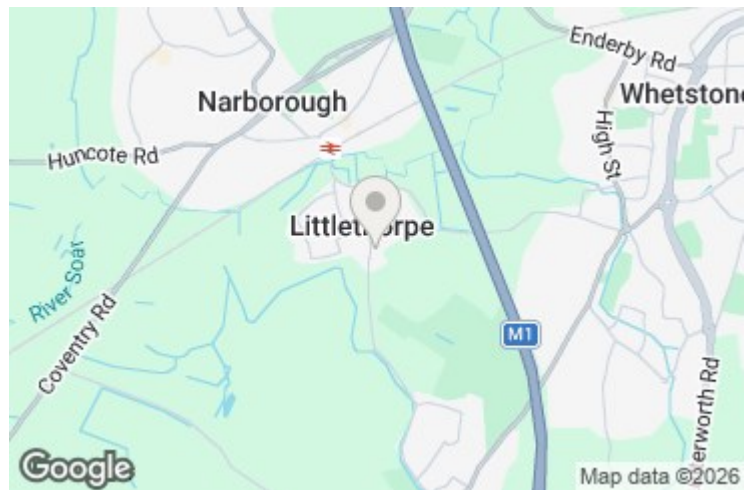
Carlton Estates are members of the following schemes:  
Client Money Protect (CMP) – Membership number – CMP001562  
CM Protect Limited  
Premiere House  
1st Floor  
Elstree Way  
Borehamwood  
WD6 1JH

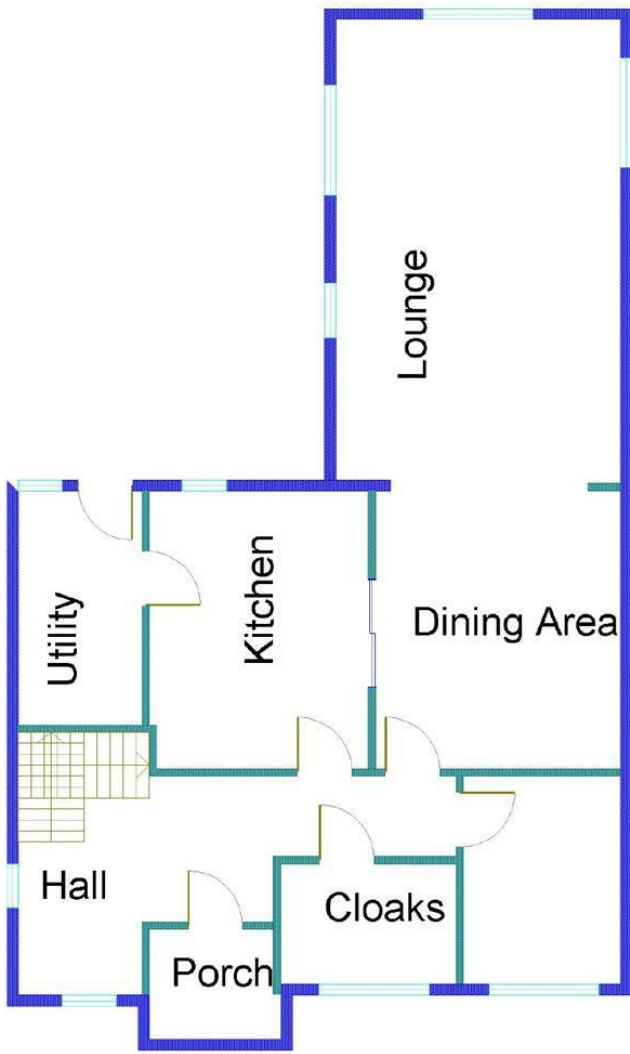
The Property Ombudsman – Membership number – D0157

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

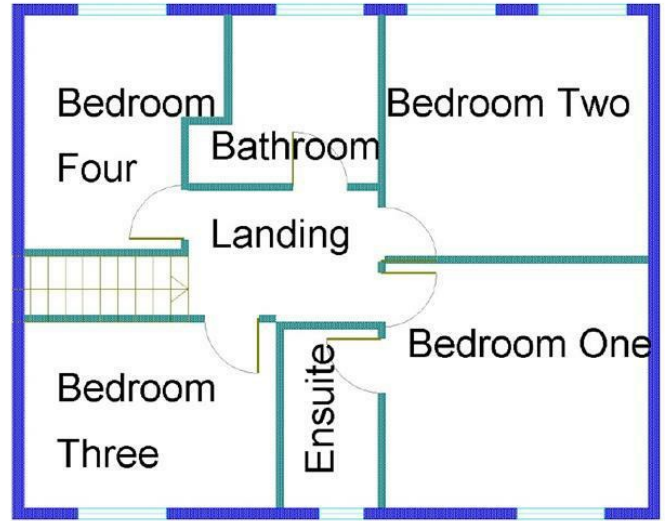
#### OPENING HOURS

Carlton Estates are open 7 days a week as follows:  
MONDAY - FRIDAY : 9am - 5:30pm  
SATURDAY : 10am - 4pm  
SUNDAY : 10am - 2pm





GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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	64	74

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