



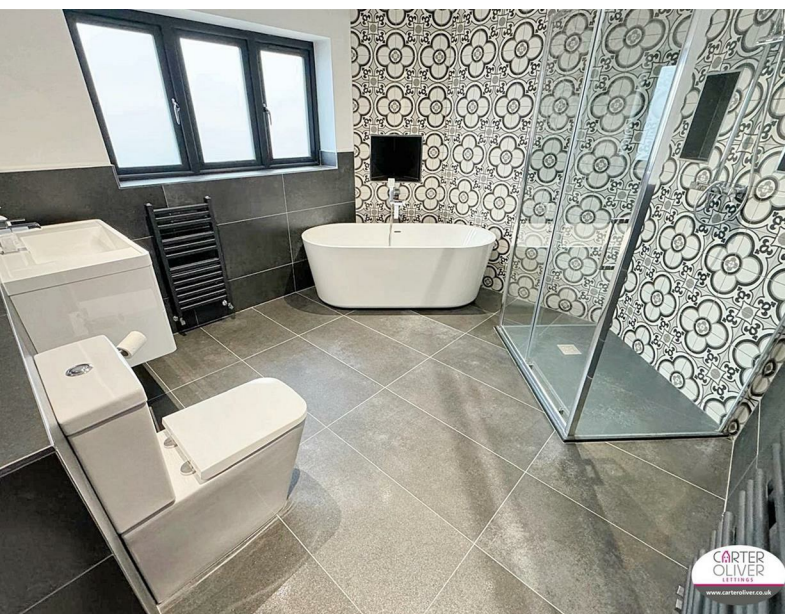
77 Leicester Road

, Lutterworth, LE17 4NN

**£1,200 Per month**



# 77 Leicester Road



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## Description

This newly refurbished mid-terrace house presents an excellent opportunity for families and professionals alike. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. a good family breakfast kitchen with access to the rear garden, which is le and well maintained. The layout is both practical and welcoming, providing ample space. Upstairs you will find 2 doubles and a single bedroom along with an amazing bathroom, designed with comfort in mind, with a large double ended free standing bath, large walk in shower cubicle, WC and vanity sink unit. There is also a large heated towel rail ensuring plenty of room for the whole family.

For those with vehicles, the convenience of a two-car side by side driveway is a significant advantage, providing easy access and off-road parking.

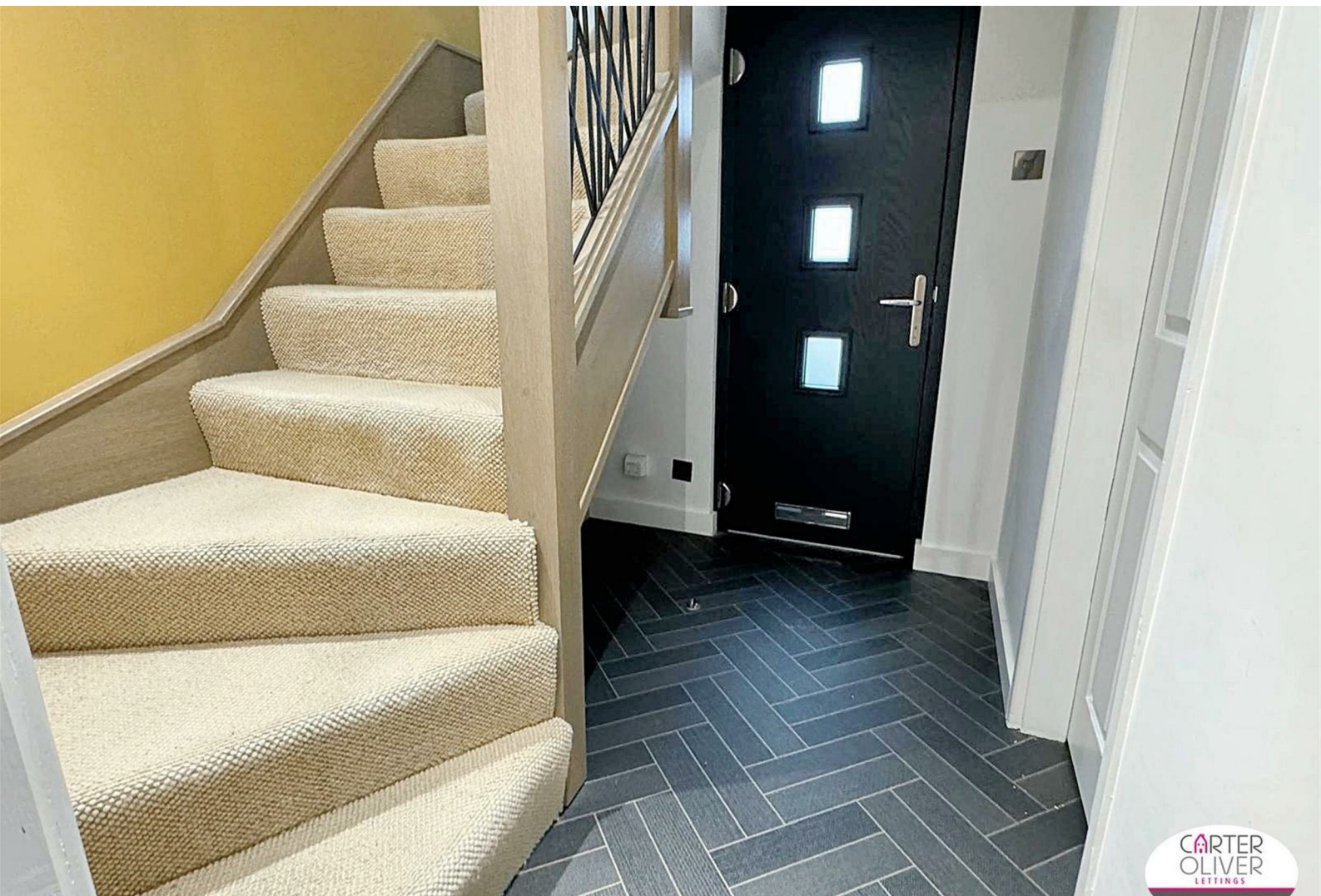
This home is ideally situated, allowing for easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a blend of comfort and convenience.

There is a non refundable holding deposit of £276.92 which will be put towards your 1st months rent once you pass your referencing. and the refundable deposit is £1384.61 to be kept in the DPS.

- Deposit £1,500 - READY IMMEDIATELY
- Council Tax Band B
- Two Car SIDE BY SIDE Drive
- Quick Access to M1, A5, M6 & M59
- Newly Refurbished
- EPC Grade C
- Short drive to Magna Park / Leicester and Rugby
- Walking Distance To Local Amenities

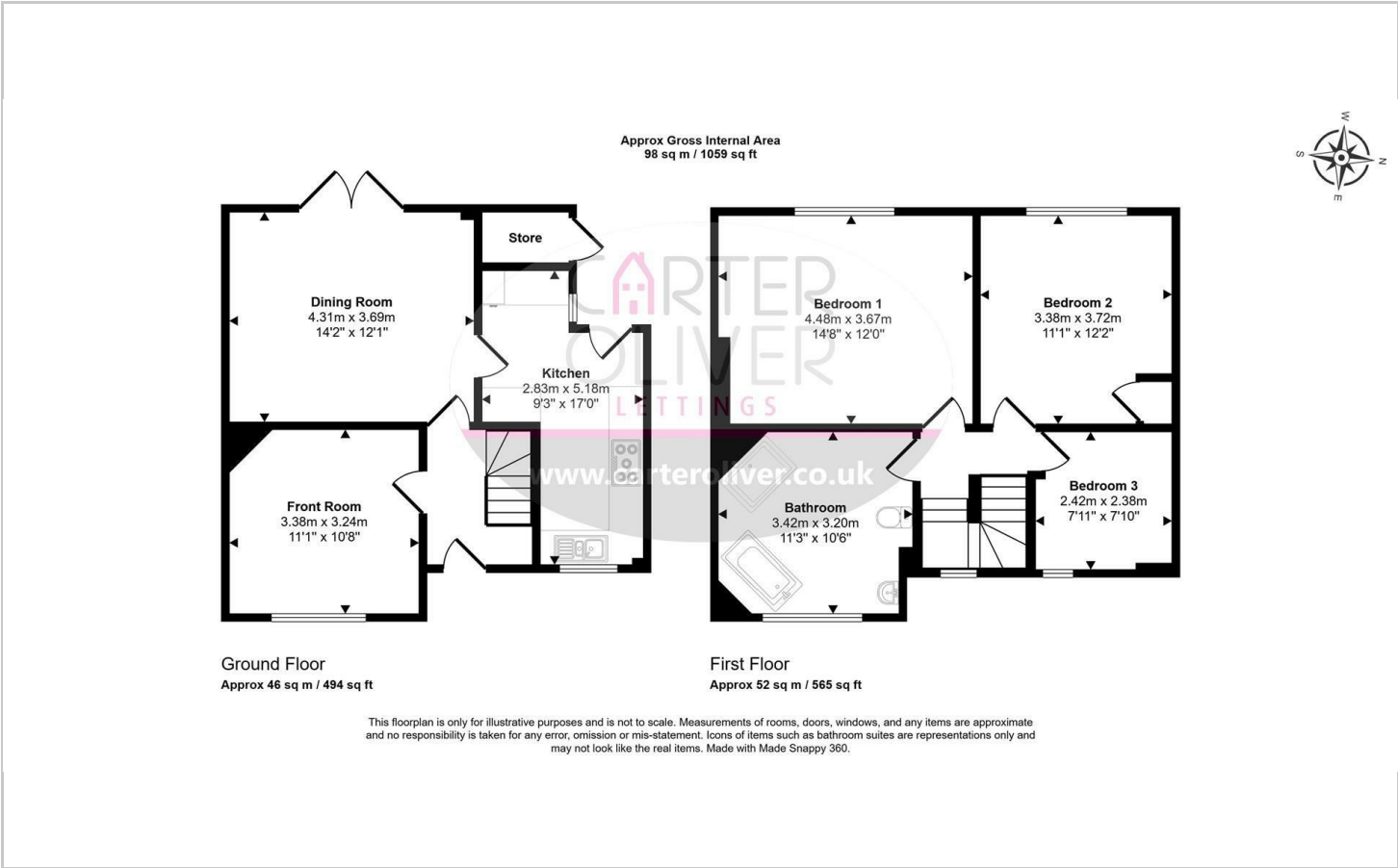








Floor Plan



Area Map



Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers 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.

Energy Efficiency Graph

