



£950 Per Month

19 Garner Way, Fleckney, LE8 8EL

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A modern, two double bedroom, semi-detached home situated on a popular development Fleckney.

Recently redecorated, the accommodation comprises: Entrance hall, downstairs WC, kitchen, living/diner, two double bedrooms and family bathroom. Externally there is off road parking for two vehicles and a good sized, fully enclosed rear garden.

Available now. Sorry no pets.

## Entrance Hall

9'8 x 6'8 (2.95m x 2.03m)

Accessed via front door. Doors off to: Lounge, kitchen and WC. Stairs rising to: First floor. Radiator.

## Lounge/Diner

13'2 x 12'9 (4.01m x 3.89m)

UPVC double glazed 'French' doors with full length double glazed side panels. TV and telephone point. Under stairs storage cupboard. 2 x Radiators.

## Kitchen

10'0 x 5'9 (3.05m x 1.75m)

Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a single fan assisted oven, four ring gas hob, extractor, space for a freestanding fridge/freezer and space with plumbing for a freestanding washing machine. UPVC double glazed window to front aspect. Vinyl flooring. Electric plinth heater.

## WC

4'11 x 3'0 (1.50m x 0.91m)

Comprising: Low level WC and wash hand basin. Extractor. Vinyl flooring. Radiator.

## Landing

Doors off to: Bedrooms and bathroom.

## Bedroom One

12'10 x 8'4 (3.91m x 2.54m)

2 x UPVC double glazed windows to rear aspect. TV point. Radiator.

## Bedroom Two

12'10 x 9'3 (3.91m x 2.82m)

2 x UPVC double glazed windows to front aspect. Built-in cupboard over stairs. Loft hatch access. Radiator.

## Bathroom

6'2 x 5'6 (1.88m x 1.68m)

Comprising: Panelled bath with shower over having feature wall tiling, low level WC and wash hand basin. Extractor. Vinyl flooring. Chrome heated towel rail.

## Outside

The property is situated off Garner Way amongst a cluster of only four similar style homes. There are two allocated parking spaces located immediately to the front of the property and a low maintenance garden area. A pedestrian side gate allows access into the rear garden. The good sized and private rear garden has a slate shingle seating area, lawn and raised planters being fully enclosed by lapped wooden fencing.

## Additional Information

Council tax band B

Holding deposit based on rent of £950pcm £219

Damage deposit based on rent of £950pcm £1096

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

