

ADAMS
& JONES



£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

