

3 Kertley, Leicestershire, LE8 8TH



£1,150 Per Month

A substantial detached family home well situated close to the school in this popular village. The gas centrally heated and double glazed accommodation comprises:- Entrance hall, lounge, separate dining room, fitted kitchen/breakfast room, landing, three good sized bedrooms and family bathroom.

There is also parking for several cars, a single garage and good sized private garden.

The property is offered unfurnished and is available immediately.

Service without compromise

Entrance Hall

Stairs rise into the first floor. Under stairs storage cupboard. Radiator. Tiled flooring. Doors to rooms.

Lounge 18'1" x 11'5" (5.51m x 3.48m)



Sliding double-glazed patio doors leading out to the rear garden. Double-glazed windows to the side elevation. Point for gas fire. Radiator. Multi-pane door to dining room.

(Lounge Photo Two)



Dining Room 10'7" x 8'7" (3.23m x 2.62m)



Double-glazed picture window to the rear. Further double-glazed window to the rear. Archway through to kitchen/breakfast room.

Kitchen/Breakfast Room 11'1" x 10'3" (3.38m x 3.12m)



Fitted base and wall units. Laminated work surfaces with complimentary tiled splash backs. Fitted appliances to include; double oven and four ring electric hob. One and a half sink and drainer. Double-glazed window to the rear. Space and plumbing for automatic dishwasher. Multi pane door to utility room.

Utility Room 4'10" x 4'1" (1.47m x 1.24m)

Multi pane door leading outside. Fitted wall units. Space and plumbing for automatic washing machine. Laminated work surfaces with complimentary tiled splash backs.

First Floor Landing

Double-glazed window to the side elevation. Radiator. Fitted linen cupboard. Further airing cupboard housing lag top water tank. Doors to rooms.

Bedroom One 12'0" x 11'4" (3.66m x 3.45m)



Double-glazed window to the rear elevation. Radiator. Picture rail.

Bedroom Two 12'0" x 11'4" (3.66m x 3.45m)



Double-glazed window to the front elevation. Fitted wardrobes spanning one wall. Wood laminate flooring. Radiator. Picture rail. Fitted floating shelves.

Bedroom Three 8'10" x 7'8" (2.69m x 2.34m)



Double-glazed window to the rear. Radiator.

Bathroom



Panelled bath with electric shower fitment over. Wash hand basin. Complimentary tiling. Radiator. Opaque double-glazed window.

Separate WC

Low level wc. Opaque double-glazed window.

Front

To the front of the property is parking for two/three cars. Side pedestrian gated access to the rear garden.



Rear Garden



The rear garden is laid mainly to lawn with a paved patio area and timber lap fencing.

Garage

Single garage with up and over door, power and lighting

Additional Information

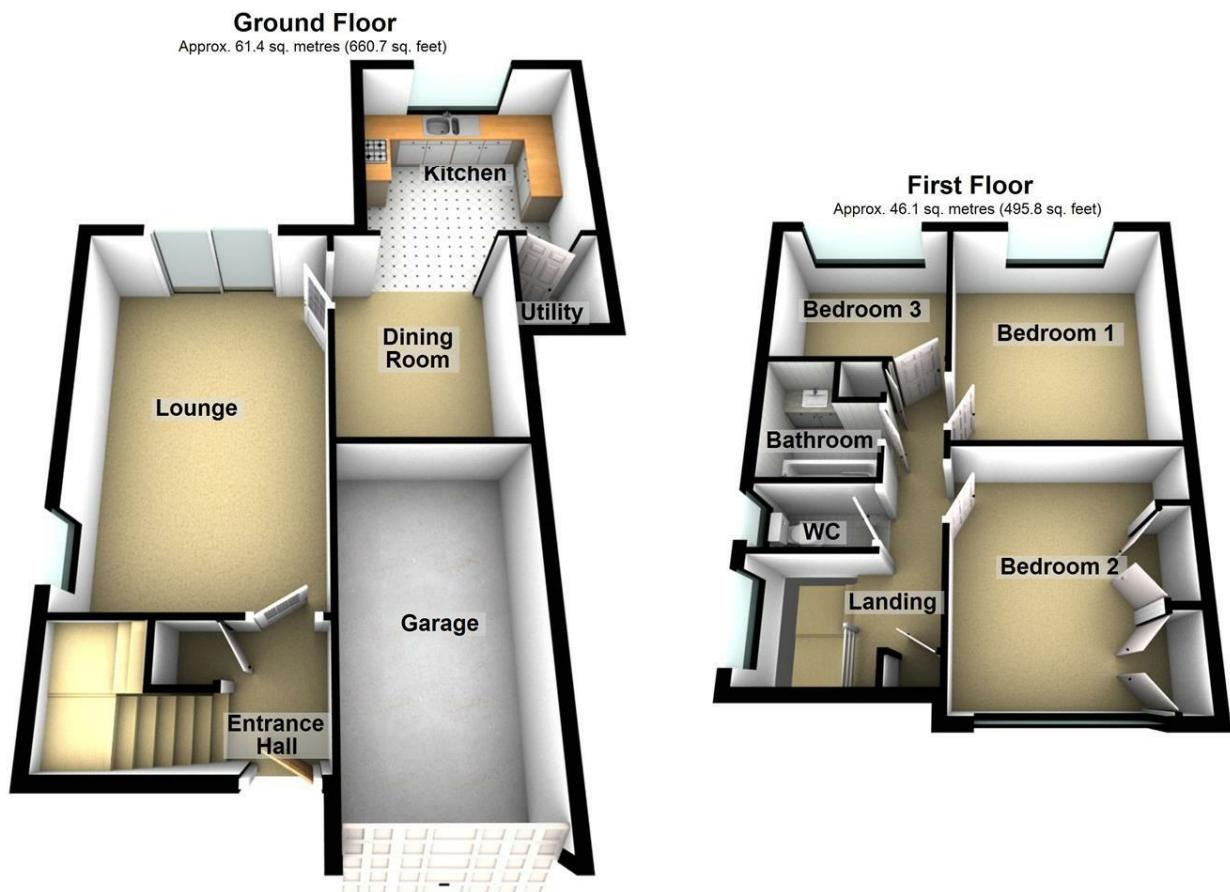
Council tax band B

Holding deposit based on rent of £1,150 per calendar month of £265

Damage deposit based on rent of £1,150 per calendar month of £1326

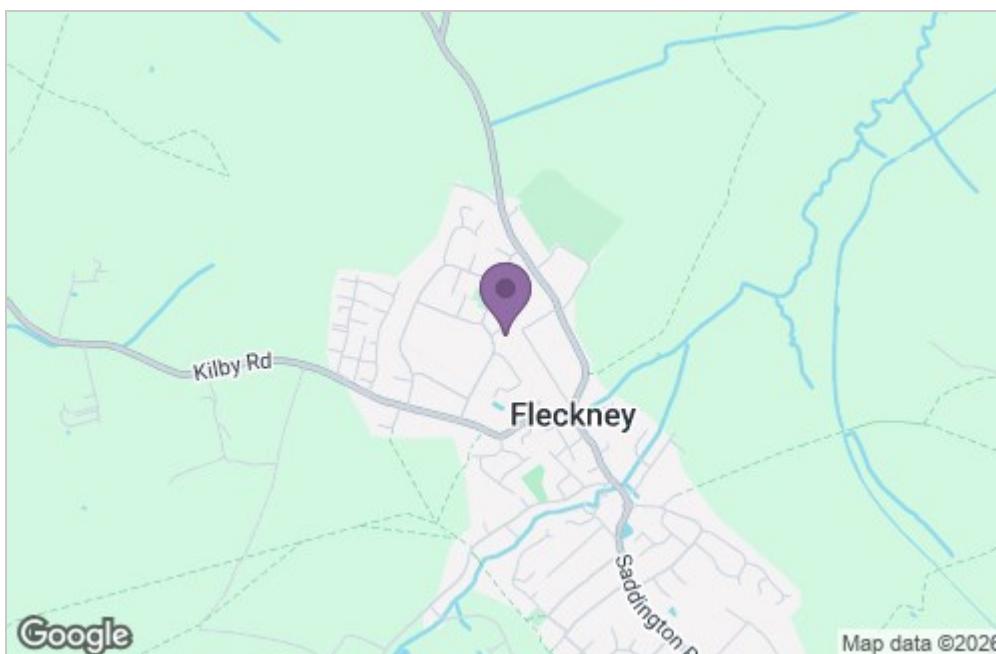
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan



Total area: approx. 107.4 sq. metres (1156.5 sq. feet)

Area Map



Energy Efficiency Graph

