

## 13 Forge Close,, Fleckney, LE8 8DA



### £900 Per Month

Centrally located on a quiet cul de sac in this popular village is this well presented end of terrace home. The gas centrally heated and double glazed accommodation comprises: Lounge, fitted kitchen/diner, landing, two bedrooms and family bathroom. Outside there is a good size rear garden and off road parking for two cars.

The property is offered unfurnished and will be available from mid February 2026.

*Service without compromise*

## Lounge 14'4" x 12'9" (4.37m x 3.89m)



Accessed via opaque double glazed front door. Double glazed window to the front elevation. Two radiators. Wood laminate flooring. Stairs rising to the first floor. Fitted cloaks cupboard. Telephone point. Television point. Glazed door to:-

## Kitchen/Diner 12'7" x 8'7" (3.84m x 2.62m)



Modern range of fitted base and wall units. Roll edge work surfaces with matching splash backs. Fitted oven and four ring electric hob with stainless steel extractor hood over. Stainless steel sink and drainer. Wall mounted gas fired central heating boiler. Vinyl flooring. Double glazed window to the rear elevation. Double glazed door opening out to the rear garden.

## First Floor Landing

Airing cupboard housing lagged hot water tank. Doors to rooms.

## Bedroom One 12'9" x 12'9" (3.89m x 3.89m)



Double glazed window to the front elevation. Range of fitted wardrobes, storage cupboards and bedside tables. Exposed pine flooring. Radiator. Television point.

## Bedroom Two 11'1" x 6'2" (3.38m x 1.88m)



Double glazed window to the rear aspect. Radiator.

## Bathroom



Modern white suite comprising panelled bath with electric shower fitment over, wash hand basin and low level WC. Complementary tiling. Vinyl flooring. Radiator. Electric shaver point. Opaque double glazed window.



## Outside



To the front of the property is a lawned area with a tarmac drive leading alongside the property and providing parking for two cars. There is gated side pedestrian access to the rear garden.

The rear garden is wider than average and is laid mainly to lawn with a paved patio area. It is enclosed by timber lap fencing and affords a good deal of privacy.

### **Additional Information**

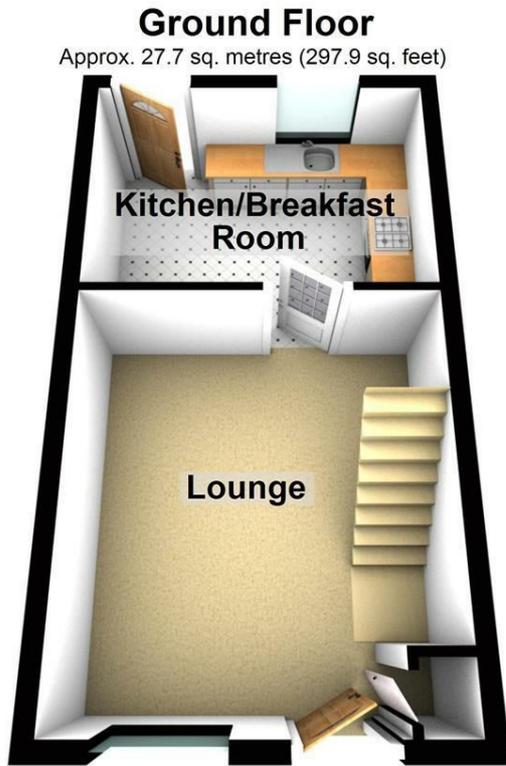
Council tax band B

Holding deposit based on rent of £900pcm £207.00

Damage deposit based on rent of £900pcm £1038.00

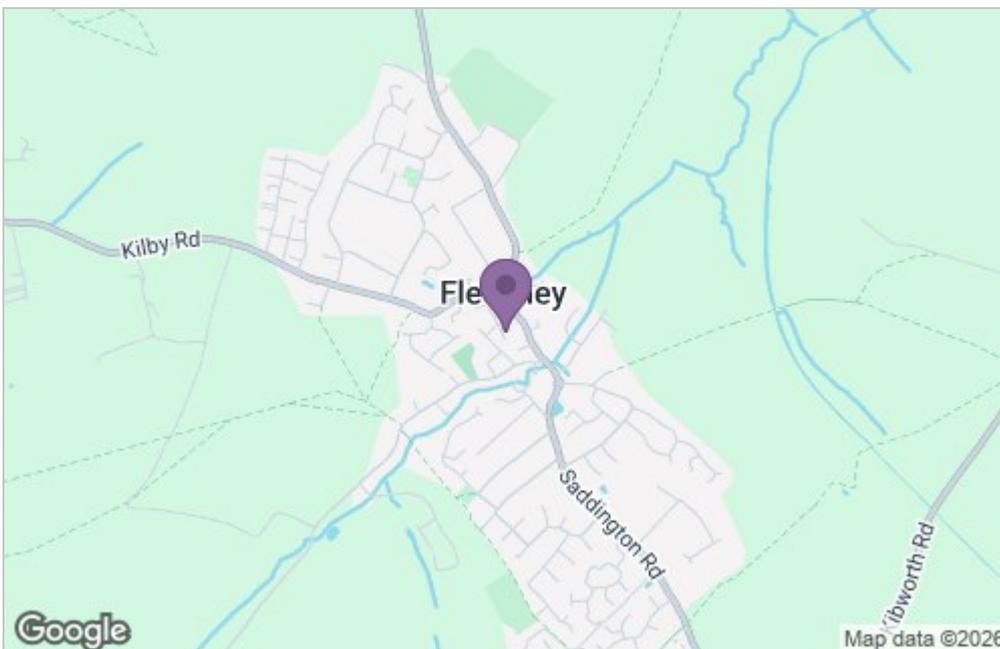
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

## Floor Plan



Total area: approx. 52.0 sq. metres (560.0 sq. feet)

## Area Map



## Energy Efficiency Graph

