

22 Tigers Road, Fleckney, LE8 8EH



£1,150 Per Month

Nestled in the charming village of Fleckney, Leicester, this delightful end town house on Tigers Road offers a perfect blend of comfort and convenience. With its spacious layout, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living, ensuring everyone has their own sanctuary.

The house features two modern bathrooms, thoughtfully designed to cater to the needs of a busy household. This property is perfect for families or professionals seeking a peaceful retreat while remaining close to local amenities and transport links.

The property is offered unfurnished and available immediately.

Service without compromise

Entrance Hall

UPVC double-glazed front entrance door. Wood laminate flooring. Radiator. Door to Lounge. Stairs rising to first floor.

Downstairs WC

Opaque UPVC double-glazed window to front. Wood laminate flooring. Low-level WC and wash hand basin. Radiator.

Lounge 14'2" max x 11'8" max (4.32m max x 3.56m max)

UPVC double-glazed window to front. Television point. Radiator. Under-stairs storage cupboard. Door to Kitchen.

(Lounge Photo Two)

Kitchen / Diner 15'2" x 8'9" (4.62m x 2.67m)

UPVC double-glazed window to rear. UPVC double-glazed French doors to rear. Wood laminate flooring. Range of fitted wall and base mounted units with roll edge work-surfaces. Fitted oven. Gas hob. Stainless steel extractor hood. Space for fridge-freezer. Space for dishwasher. Wall mounted gas-fired combination central heating boiler.

(Kitchen Area Photo)

(Dining Area Photo)

Landing

Doors to rooms. Storage cupboard. Loft hatch.

Bedroom One 11'8" max x 9'4" max (3.56m max x 2.84m max)

UPVC double-glazed window to front. Over-stairs storage cupboard. Radiator. Door to En-Suite.

(Bedroom One Photo Two)

En-Suite

Opaque UPVC double-glazed window to front. Tile effect vinyl flooring. Wash hand basin and low-level WC. Shower cubicle with electric shower fitment. Extractor fan. Radiator. Part-tiled walls.

Bedroom Two 9'1" x 7'6" (2.77m x 2.29m)

UPVC double-glazed window to rear. Radiator.

(Bedroom Two Photo Two)

Bedroom Three 7'6" x 5'8" (2.29m x 1.73m)

UPVC double-glazed window to rear. Radiator.

Bathroom

Opaque UPVC double-glazed window to side. Tile effect vinyl flooring. Panelled bath. Wash hand basin and low-level WC. Part-tiled walls. Extractor fan.

Front

Tarmac parking area providing parking for two vehicles. Paved path to front and side.

Rear Garden

Facing a South-Westerly direction. Mainly laid to lawn. Side access gate. Timber shed. Enclosed by timber lap fencing.

(Rear Aspect Photo)

Additional Information

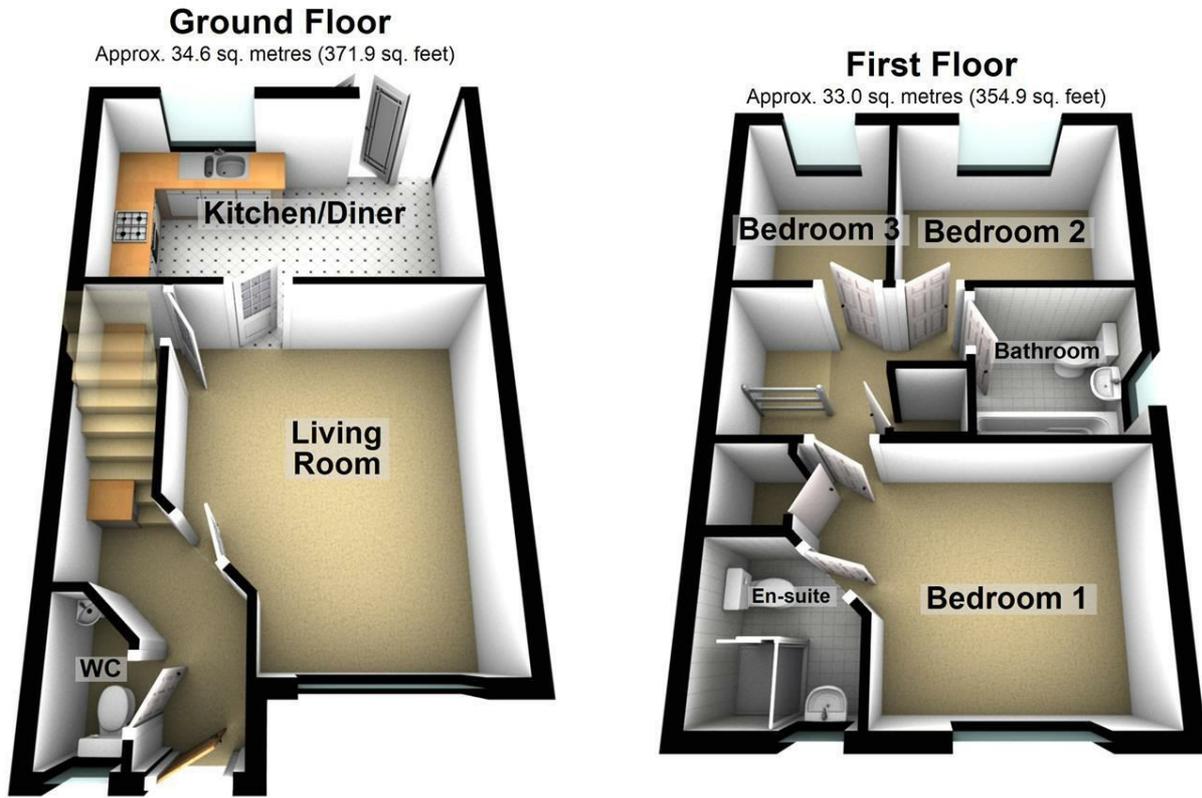
Council tax band B

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

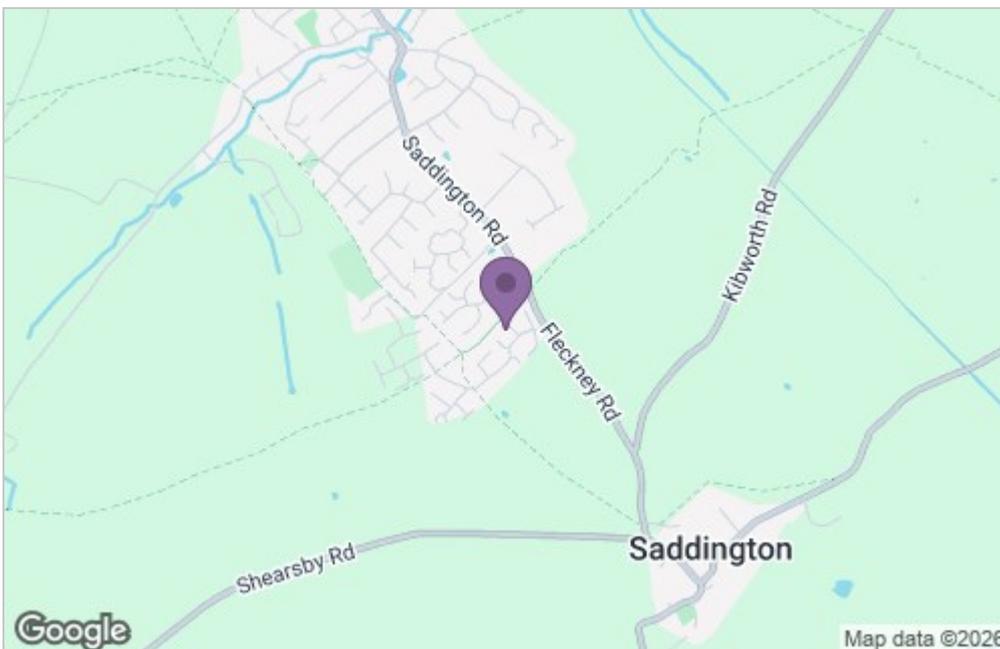
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

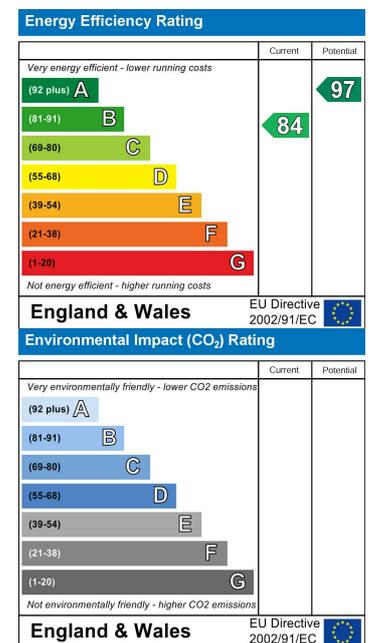


Total area: approx. 67.5 sq. metres (726.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise