

9 Latimer Crescent, LE16 8AP



£1,100 Per Calendar Month

A well presented semi detached bungalow situated in a prestigious location within easy access of the town centre and railway station. The gas centrally heated and double glazed accommodation comprises: Living Room, Inner Hall, Two Bedrooms, Sun Lounge, Kitchen with fitted oven and hob, and Wet Room. There is also an established lawned garden, off road parking and single garage. The property is unfurnished and is available Early December

Living Room 15'5" x 9'10" (4.72 x 3.02)

Double glazed bow window to the front elevation. Telephone point. Television point. Electric fire and surround. Radiator.

Inner Hall

Access to insulated loft space. Wood laminate flooring. Doors to rooms.

Kitchen 12'7" x 8'3" (3.84 x 2.54)

Modern fitted base and wall units. Roll edge work surfaces. Fitted electric oven and hob beneath filter extractor hood. Space and plumbing for automatic washing machine. Stainless steel sink and drainer. Radiator. Opaque double glazed door leading outside. Double glazed windows to the side and front elevations.

Bedroom One 12'4" x 9'3" (3.76 x 2.84)

Fitted wardrobes and storage cupboards. Radiator. Double glazed window to the rear elevation.

Bedroom Two 8'11" x 8'5" (2.74 x 2.57)

Wood laminate flooring. Radiator. Double glazed French doors to:-

Sun Lounge 14'0" x 9'1" (4.29 x 2.79)

Upvc double glazed Sun Lounge with fitted ceiling and window blinds and French doors leading out to the rear garden. Tiled flooring. Radiator.

Wet Room 6'3" x 5'6" (1.93 x 1.68)

Open shower area with electric shower fitment. Wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Opaque double glazed window.

Outside

To the front of the property is a lawned area and well stocked borders. There is a driveway and carport providing parking for two cars and gated side pedestrian access to the rear garden. The rear garden is a good size, laid mainly to lawn with well stocked flower borders and timber lap fencing. There is a paved patio area and greenhouse.

Garage 16'4" x 8'7" (4.98 x 2.64)

Up and over door, power and light.

Additional Information

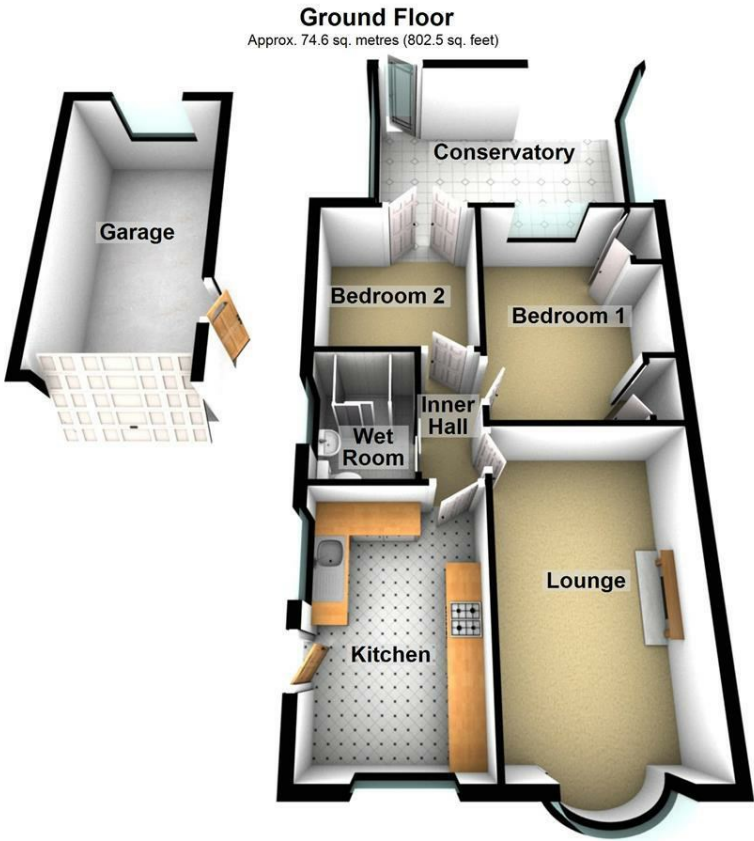
Council tax band B

Holding deposit based on £975 rent per calendar month amounting to £225

Damage deposit based on £975 rent per calendar month amounting to £1125

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

Floor Plan

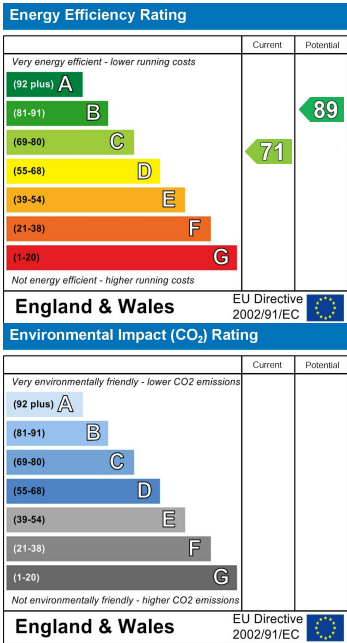


Total area: approx. 74.6 sq. metres (802.5 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise