ADAMS & JONES

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Service without compromise

Wisteria Cottage 4 Isabel Lane, Kibworth Beauchamp,

£950 Per Month

A delightful modern terraced cottage well located in this popular small village situated midway between Market Harborough and Leicester.

The accommodation benefits from electric radiator central heating and double glazing, and comprises: Entrance hall, downstairs WC, open plan living room and fitted kitchen area with appliances, landing, two bedrooms and bathroom. There is also off road parking for two cars and a private, self contained and easily maintained rear garden.

The property will be offered unfurnished and is available from 10th February 2026.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall
Accessed via composite front door. Door to lounge. Door to downstairs wc.

Downstairs WC

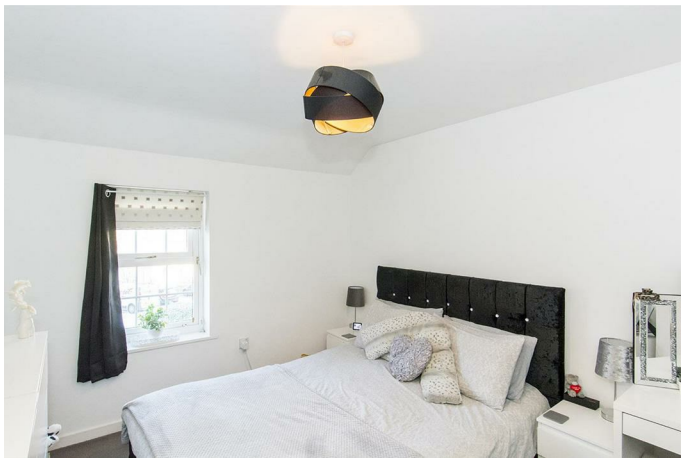
Wash hand basin. Low level wc. Radiator. Wood laminate flooring. Extractor fan.

Living Room and Kitchen Area 16'10" x 13'6" (5.13m x 4.11m)

Two double-glazed windows to the front elevation. Sliding double-glazed patio doors opening out to the rear garden. Two wall lights. Two radiators. Television point. Thermostat. Fitted base and wall units in the kitchen area. Stainless steel single sink and drainer. Fitted oven/microwave. Fitted fridge and freezer. Part vinyl and part slated tiled flooring. Laminated work surfaces with complimentary tiled splash backs. Understairs storage cupboard. Stairs rising to the first floor.

First Floor Landing
Airing cupboard housing hot water tank and electric boiler. Doors to rooms.

Bedroom One 11'5" x 9'11" (3.48m x 3.02m)



Double-glazed window to the front elevation. Radiator. Access to fully boarded loft space with fitted retractable loft ladder.

Bedroom Two 11'5" x 6'7" (3.48m x 2.01m)

Double-glazed window to the front elevation. Built in double wardrobe. Radiator.

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Bathroom

Panelled bath with main shower fitment over. Wash hand basin. Low level wc. Complimentary tiling. Heated towel rail. Wood laminate flooring. Double-glazed window to the rear.

Outside

To the front of the property is a block paved parking area for two cars. There are steps up to the front door. The rear garden is mainly paved and gravelled for easy maintenance. It is walled and fenced and affords a good deal of privacy.

Additional Information

Council tax band B
Holding deposit based on £950 rent per calendar month amounting to £219
Damage deposit based on £950 rent per calendar month amounting to £1096
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

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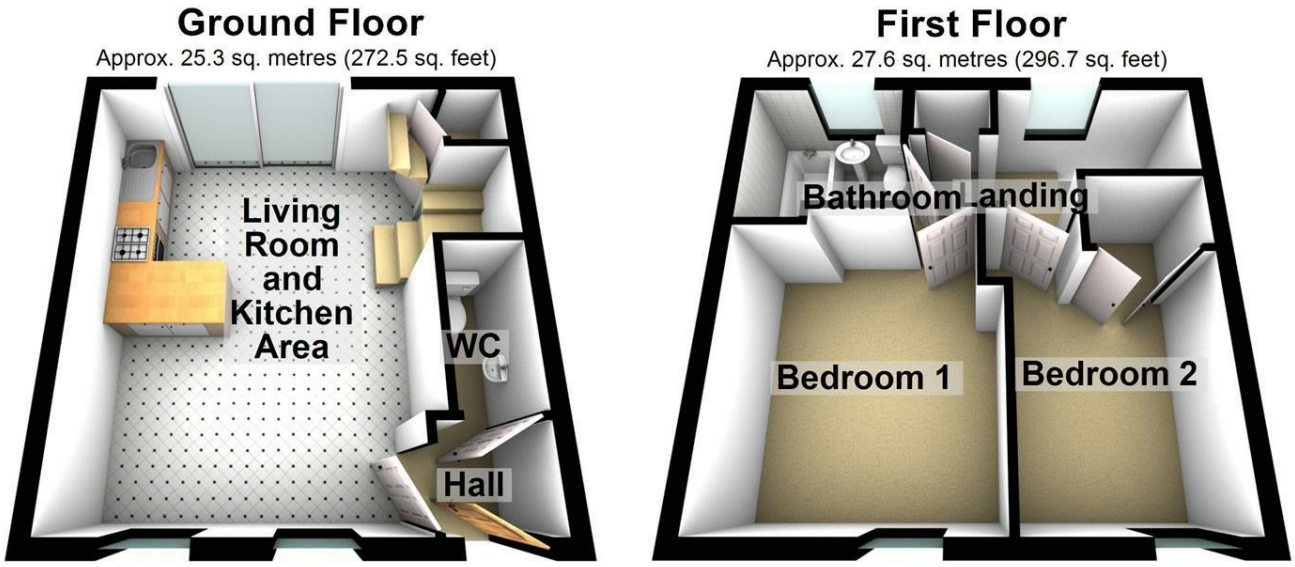
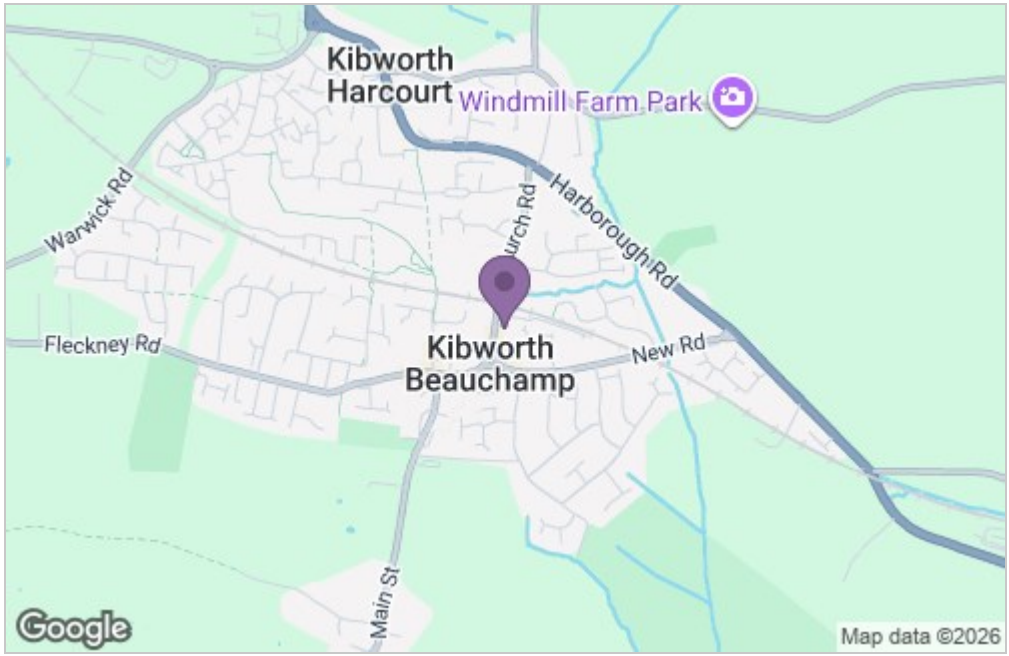
Floor Plan

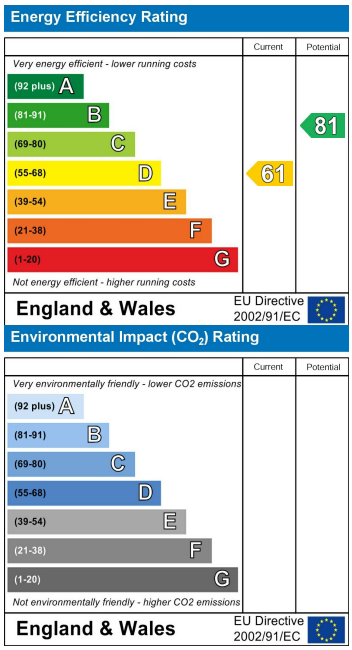


Total area: approx. 52.9 sq. metres (569.2 sq. feet)

Area Map



Energy Efficiency Graph



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