

## 21 Alexander Drive, Lutterworth, LE17 4YF



**£1,350 Per Month**

Situated in a quiet and established part of this popular market town is this immaculately presented family home.

The gas centrally heated and double glazed accommodation comprises: Entrance hall, downstairs WC, Lounge, fitted kitchen/diner, conservatory, landing, three good sized bedrooms and bathroom. There is also a private garden, off road parking for two cars, and a single garage.

The property is offered unfurnished and is available immediately.

## Entrance Hall



Accessed via opaque double-glazed front door. Radiator. LVT wood effect flooring. Doors to lounge and cloakroom/wc.

## Cloakroom/WC



Wash hand basin. Low level wc. Radiator. Tiled effect vinyl flooring. Opaque double-glazed window.

## Lounge 15'0" max x 14'8" (4.57m max x 4.47m)



Double-glazed shuttered bay window to the front elevation. Feature wood laminate flooring. Radiator. Understairs storage cupboard. Television point. Telephone point. Stairs rise into the first floor. Door to kitchen/breakfast room.

## Lounge (Photo 2)



Kitchen/Diner 15'0" x 8'7" (4.57m x 2.62m)



Double-glazed door and windows to the rear elevation and to the conservatory. Fitted base and wall units. Laminated work surfaces and complimentary tiled splash backs. Fitted electric cooker beneath the stainless steel extractor hood. Space and plumbing for automatic washing machine. Fitted up right fridge/freezer. Tiled flooring. Wall mounted gas fired central heating boiler. Stainless steel single sink and drainer. Radiator.

Kitchen/Diner (Photo 2)



Conservatory 9'8" x 7'5" (2.95m x 2.26m)



UPVC double-glazed conservatory with pitched roof and French doors opening out to the rear garden. Tiled flooring.

First Floor Landing



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

Bedroom One 11'8" to the face of the wardrobes x 8'4" (3.56m to the face of the wardrobes x 2.54m)



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

Bedroom Two 9'11" x 8'5" (3.02m x 2.57m)



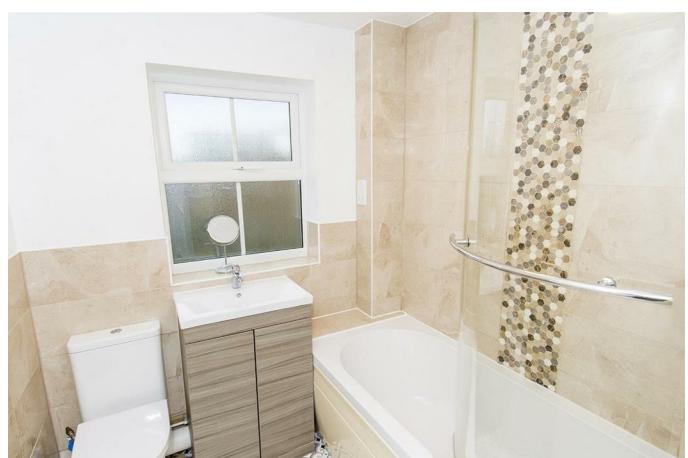
Double-glazed window to the rear elevation. Radiator.

Bedroom Three 8'9" x 6'5" (2.67m x 1.96m)



Double-glazed window to the front elevation. Radiator.

**Bathroom**



Panelled bath with mains shower fitment over. Wash hand basin with vanity unit below. Low level wc. Complimentary tiling. Tile effect vinyl flooring. Electric shaver point. Heated towel rail. Opaque double-glazed window.

## Outside



To the front of the property is a lawned garden. There is a tarmacked driveway in front of the garage providing parking for one/two cars. The rear garden is of a good size and laid mainly to lawn with boarders and a paved patio area. Outside tap. The rear garden is enclosed by timber lat fencing.

## Garage

Single attached brick constructed garage with up and over door. Personal door to the rear garden.

## Additional Information

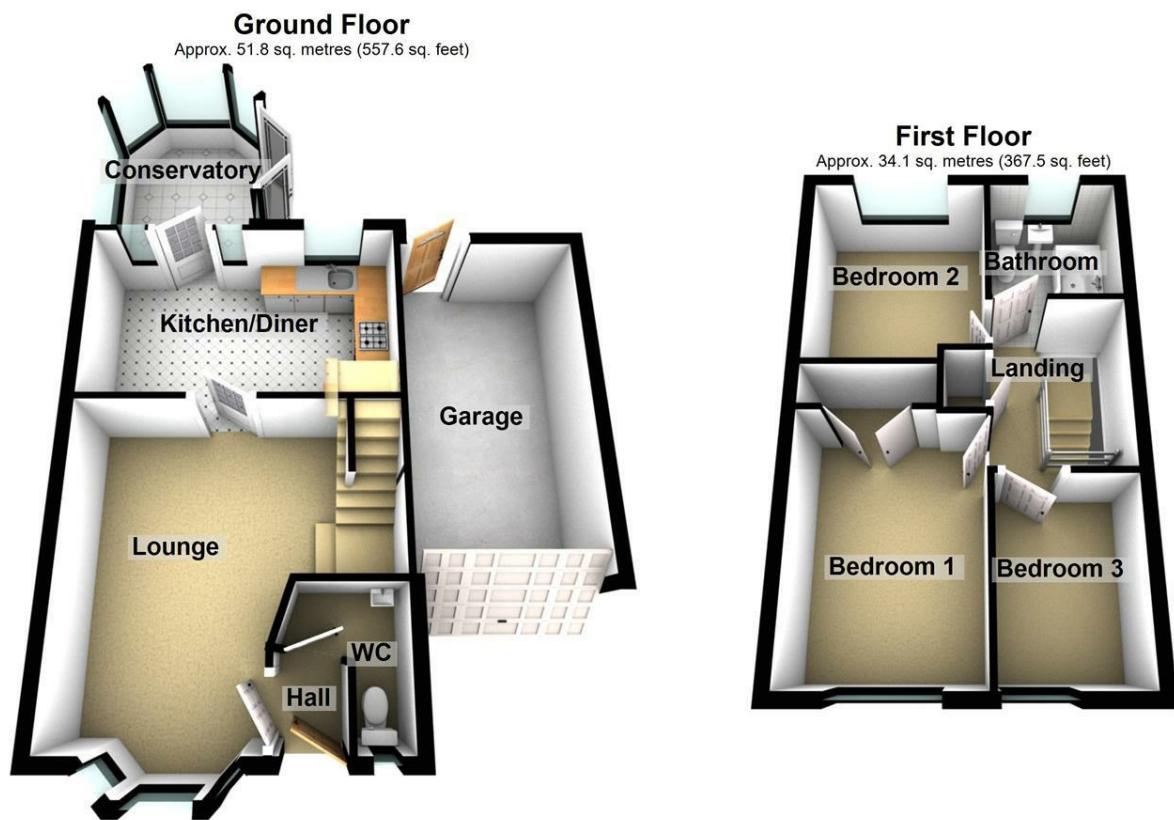
Council tax band C

Holding deposit based on rent of £1350pcm = £311

Damage deposit based on rent of £1350pcm £1557

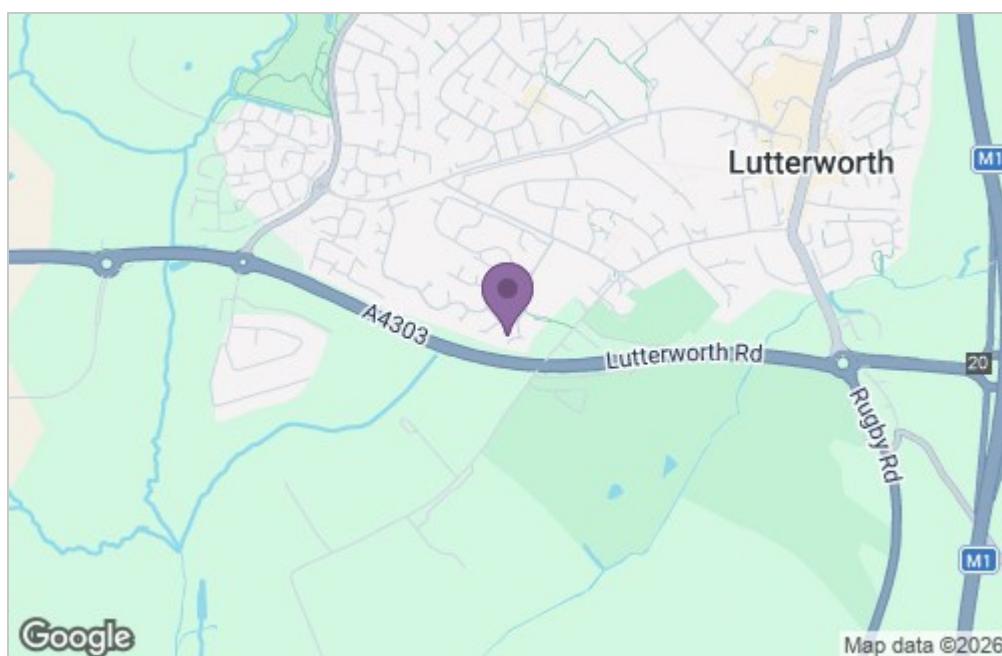
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

## Floor Plan



Total area: approx. 85.9 sq. metres (925.1 sq. feet)

## Area Map



## Energy Efficiency Graph

