

## 78 Cedar Road, Blaby, LE8 4AD



### £1,200 Per Month

A well presented and spacious semi-detached family home well located in this popular residential area. The gas centrally heated and double glazed accommodation comprises: Entrance hall, downstairs WC, kitchen area with fitted cooker, lounge/diner, landing, three bedrooms, en-suite shower room and family bathroom.

There is also a good sized and private rear garden and off road parking for two cars.

The property is offered unfurnished and is available immediately.

## Entrance Hall

Accessed via opaque double-glazed composite front door. Wood affect vinyl flooring. Radiator. Telephone point. Stairs rise into the first floor with understairs storage space. Door to lounge. Door to wc.

## Ground Floor WC

Pedestal wash hand basin. Low level wc. Radiator. Extractor fan.

## L Shaped Lounge/Diner 17'8" x 8'5" plus 10'5" x 6'10" (5.38m x 2.57m plus 3.18m x 2.08m)

Double-glazed French doors out to the rear garden. Double-glazed window to the rear elevation. Two radiators. Television and telephone points. Opening to the kitchen area.

## Kitchen Area 8'5" x 7'9" (2.57m x 2.36m)

Shaker style fitted base and wall units. Laminated work surfaces with complimentary tiled splash backs. Ceramic tiled flooring. Fitted oven and four ring gas hob with extractor fan over. Space and plumbing for automatic washing machine. Space and point for up right fridge/freezer. Stainless steel single sink and drainer. Wall mounted gas fired central heating boiler. Double-glazed window to the front elevation.

## First Floor Landing

Radiator. Access to loft space. Airing cupboard housing lag top water tank. Doors to rooms.

## Bedroom One 12'7" x 8'6" (3.84m x 2.59m)

Double-glazed window to the rear elevation. Radiator. Television point. Telephone point. Door to en-suite shower room.

## En-Suite Shower Room

Shower cubicle with main shower fitment. Pedestal wash hand basin and low level wc. Complimentary tiling. Heated towel rail. Vinyl flooring. Extractor fan.

## Bedroom Two 8'9" x 8'2" (2.67m x 2.49m)

Double-glazed window to the front elevation. Radiator.

## Bedroom Three 10'6" x 6'5" (3.20m x 1.96m)

Double-glazed window to the rear elevation. Radiator.

## Bathroom

Panelled bath. Pedestal wash hand basin. Low level wc.

Complimentary tiling. Heated towel rail. Electric shaver point. Opaque double-glazed window.

## Outside

### Front

To the front of the property is a tarmacked four court providing parking for two cars. Side gated access to the rear garden.

### Rear Garden

The rear garden is laid mainly to lawn with a paved patio area. Enclosed by timber lat fencing and a concrete block wall.

## Additional Information

Council tax band B

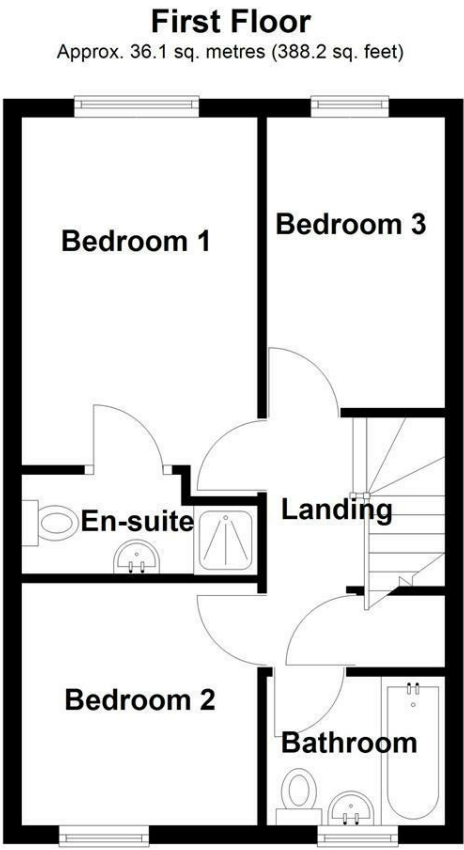
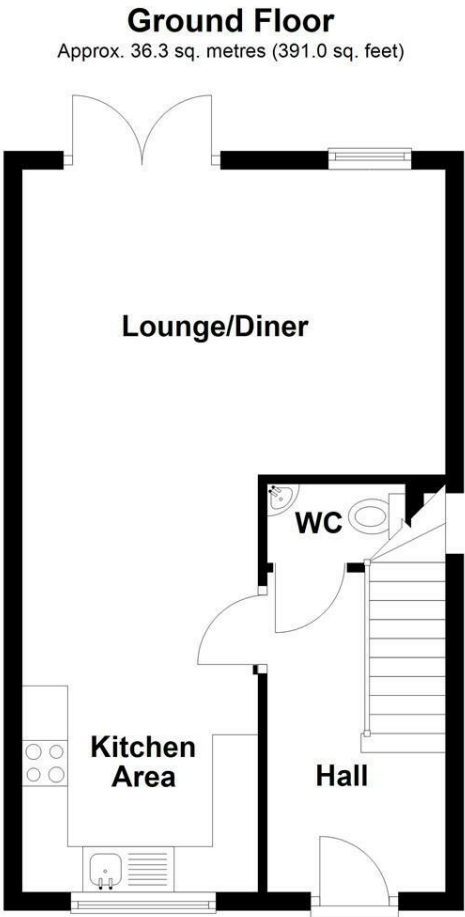
Holding deposit based on rent of £1,200pcm = £276

Damage deposit based on rent of £1,200pcm £1,384

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

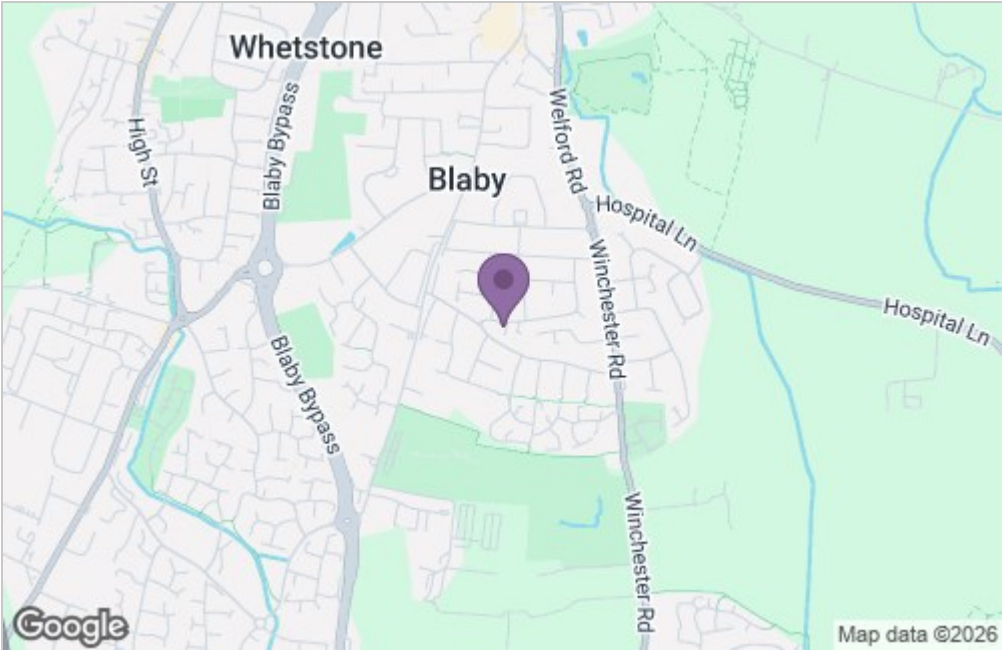


Floor Plan



Total area: approx. 72.4 sq. metres (779.2 sq. feet)

Area Map



Energy Efficiency Graph

