

## 10 Jasmine Close, Lutterworth, LE17 4FE



### £1,500 Per Month

Situated in Jasmine Close, Lutterworth, this delightful four-bedroom detached house is set on a corner plot. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the house. With two reception rooms - a lounge and a dining room - there is ample space for entertaining guests. Upstairs, you will find four double bedrooms, providing comfort and privacy for the whole family. The master bedroom features an en-suite, offering a touch of luxury and convenience. Additionally, there are two bathrooms in the property, ensuring that the morning rush is a thing of the past. Outside, the enclosed rear garden provides a private feel whilst the single garage and ample off-road parking add convenience to this already impressive package. Available week commencing 2nd September

## Hall



Laminate flooring ,radiator, door to garage and the stairs rise to the first floor accommodation.

## Kitchen 13'5" x 9'6" (4.09m x 2.90m)



Fitted with a range of modern cabinets with built in double oven, induction hob with extractor, sink unit with mixer taps, integrated dishwasher, fridge freezer and washing machine. A glazed door gives access to the outside.

## Cloakroom 4' x 3'6" (1.22m x 1.07m)



Fitted with a low level WC, wash hand basin set into a vanity unit, vinyl flooring, radiator and an opaque window.

## Lounge 12'10" x 10 (3.91m x 3.05m)



The box bay fronted lounge has a radiator, feature electric fire with an inset TV wall bracket.



Dining Room 9'6" x 8'7" (2.90m x 2.62m)



With a set of French doors opening into the garden, vinyl flooring and a radiator.

Landing



Galleried landing with a window to the side aspect.

Bedroom One 12'6" x 10'10" (3.81m x 3.30m)



A double bedroom with a window to the rear aspect, built in wardrobes, laminate flooring and a radiator.

En-Suite 9' x 3'11" (2.74m x 1.19m)



Fitted with a back to wall WC, square hand wash basin set onto a vanity unit, shower enclosure, Victoriana heated towel rail, ceramic wall and floor tiles and an opaque window.

En-suite Photo Two



Bedroom Three 9'7" x 7'11" ( 2.92m x 2.41m )



Bedroom Two 9'11" x 6'7" (3.02m x 2.01m)



A double bedroom with a window to the rear aspect, laminate flooring and a radiator.

Bedroom Four 6'11"x 6'7" (2.11mx 2.01m)

A double bedroom with a window to the front aspect, laminate flooring and a radiator.

Bathroom 6'11" x 6'7" (2.11m x 2.01m)



A double bedroom with a window to the front aspect and a radiator.



## Garden



The enclosed rear garden is mainly laid to lawn with a paved patio seating area. Gated side access.

## Garage & Parking 12' x 8' (3.66m x 2.44m )

The single garage has an up and over door to the front, a personal door that opens into the hall. Power and light is connected.

## Additional Information

Council tax band D

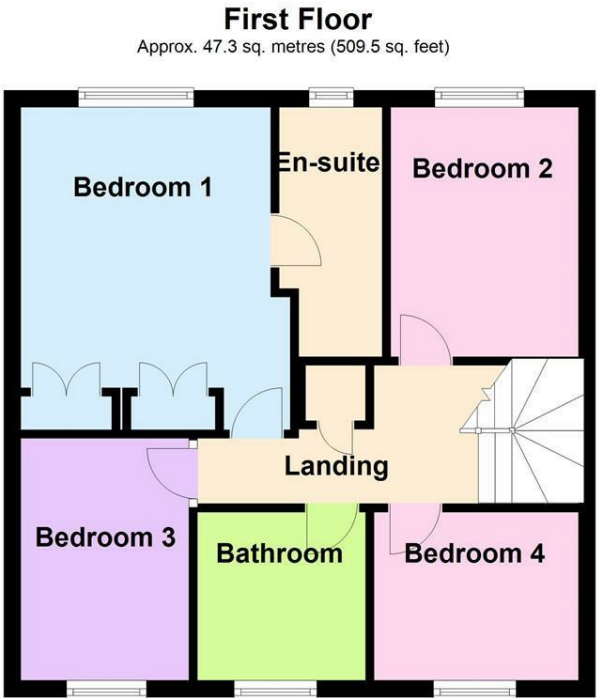
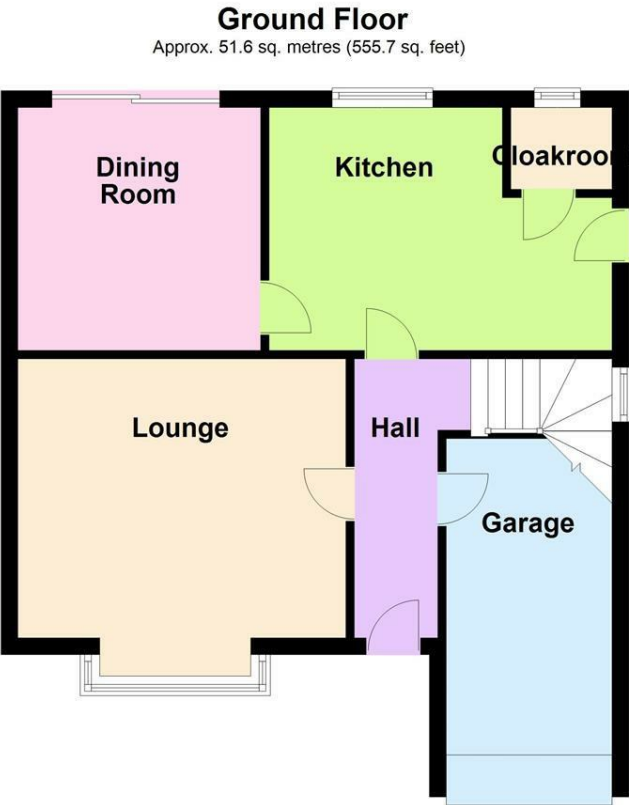
Damage deposit based on rent of £1500 per calendar month of £1730

Holding deposit based on rent of £1000 per calendar month £346

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

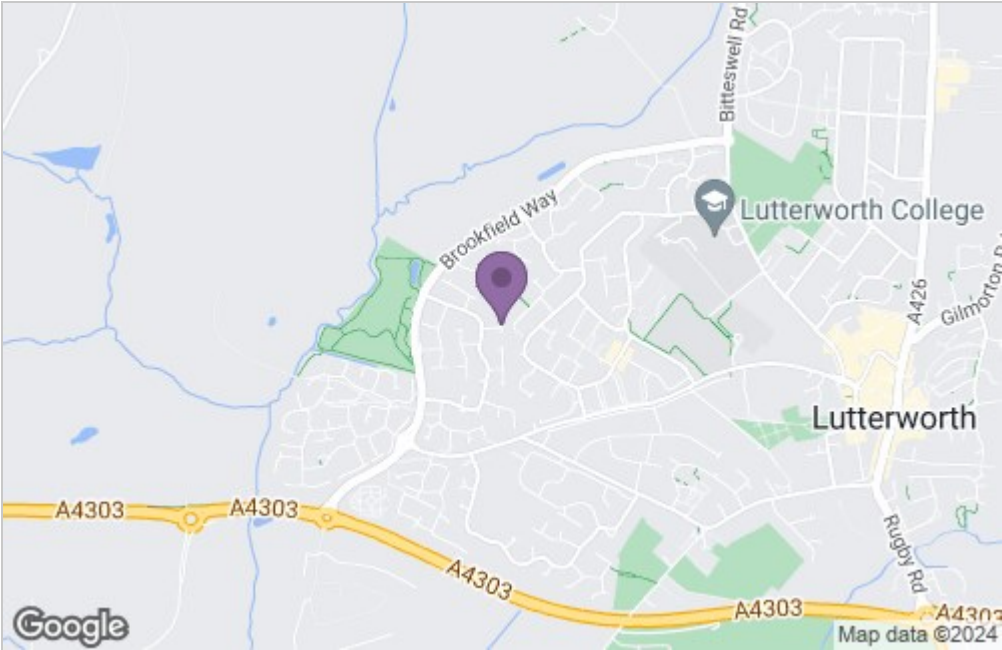


Floor Plan

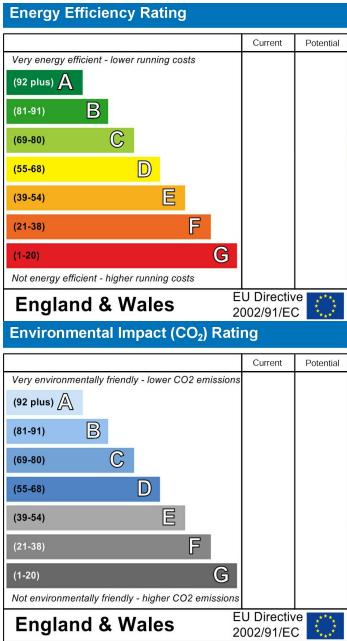


Total area: approx. 99.0 sq. metres (1065.2 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise