



7, HERMITAGE ROAD, BRAMPTON ASH, LE16 8PE

£1,895 PCM

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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The property has an entrance hallway with the sitting room off with wood burner, a well appointed open plan living/dining kitchen with wood burning stove & access to the rear garden, a boot room/utility room and a large shower room. On the first floor the principal bedroom has an en-suite shower room. There are three further bedrooms and a family bathroom with separate shower. Car standing to the front and a garage with remote control door to the front and double doors to the rear. The gardens are a feature of the property being mainly laid to lawn with extensive patio area and views over the countryside. To the rear is a gymnasium, along with two other brick built areas; one used for garden equipment storage, the second housing an outside WC, and free standing log shed. Council tax banded D, Oil fired heating. EPC rated D. Rent £1895, Accepted pets £25pcm extra, Deposit £2186. Unfurnished. Available Immediately Six month fixed term contract with the option to renew. The property has a septic tank.

Andrew Granger & Co will charge a holding fee of £90.00 when you apply for a property.

The holding deposit is a refundable deposit with a deadline for agreement at 15 days after the holding deposit has been received by the agent. If the tenant provides false or misleading information which reasonably affects the decision to let the property to them, fails a right to rent check, withdraws from the proposed agreement (decides not to let) or fails to take all reasonable steps to enter an agreement (ie not responding to reasonable requests for information required to progress the agreement), then the holding deposit will not be returned.

We will inform the applicants in writing with our reason for retaining the holding deposit within 7 days of deciding not to enter the agreement or the 'deadline for agreement'.

Tenants who are proceeding with their application can put the holding deposit towards the advance payment of their first month's rent/damage deposit.

SITTING ROOM 12'8 x 12'5 (3.86m x 3.78m)

LIVING KITCHEN AREA 34'4 x 19'3 reducing to 14'6 (10.46m x 5.87m reducing to 4.42m)

KITCHEN 14'2 x 11'8 (4.32m x 3.56m)

BOOT ROOM/UTILITY ROOM 10'3 x 9'9 (3.12m x 2.97m)

GROUND FLOOR SHOWER ROOM 10'2 x 6'9 (3.10m x 2.06m)

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM SUITE

BEDROOM 15'3 x 13'1 (4.65m x 3.99m)

EN-SUITE BATHROOM

BEDROOM TWO 12'6 x 12' (3.81m x 3.66m)

BEDROOM THREE 12'3 x 11'1 (3.73m x 3.38m)

BEDROOM FOUR 11' x 10' (3.35m x 3.05m)

FAMILY BATHROOM

OUTSIDE

GOOD SIZED GARAGE 19'9' x 8'2 (6.02m' x 2.49m)

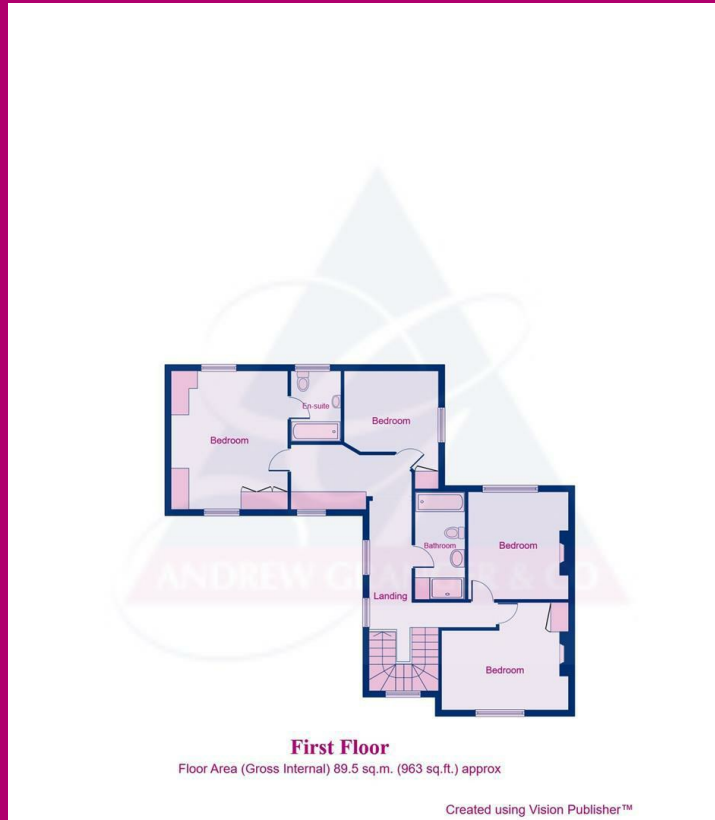
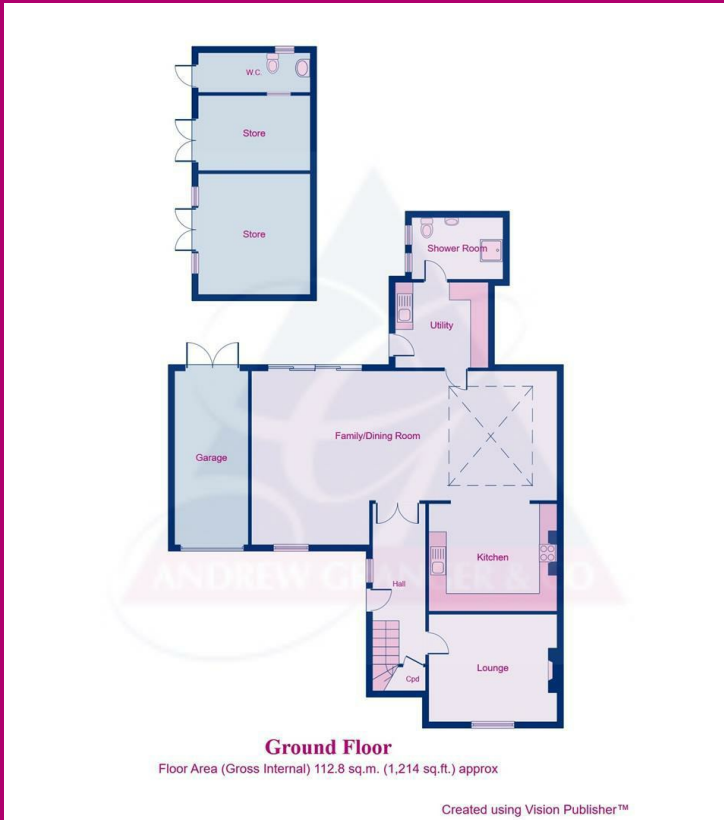
REAR GARDEN

OUTBUILDING 28' x 12' (8.53m x 3.66m)

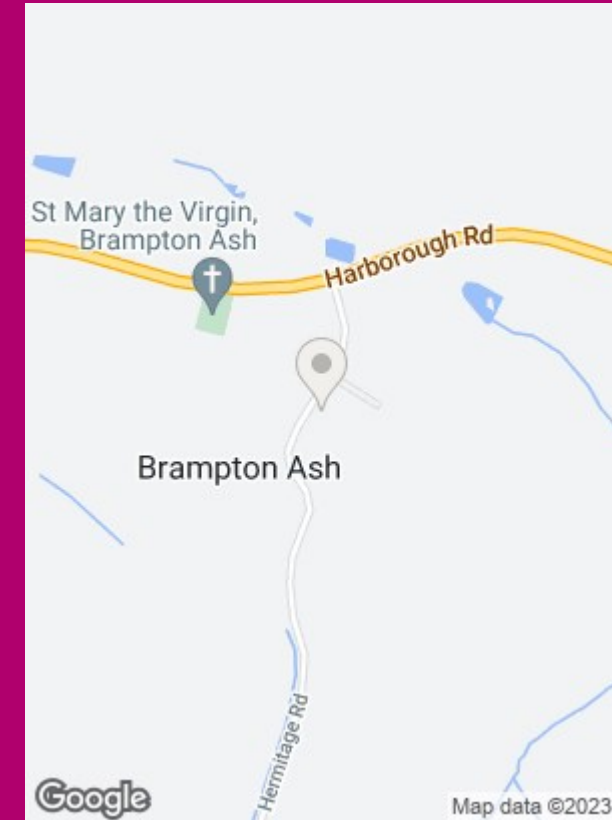








LOCATION



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Call 01858 439 080



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