



Wardens Walk, Leicester Forest East
Leicester, Leicestershire, LE3 3GG

NEWTONFALLOWELL 

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£950 PCM

AVAILABLE UNFURNISHED AT £875PCM (the deposit for unfurnished would be £1000) or FURNISHED AT £950PCM (the deposit for furnished would be £1090), Walk in and be surprised by this three bedroom semi detached home boasting an extension across the rear creating additional living space. The layout includes an entrance porch and hallway, through lounge diner, extended kitchen diner and shower room. Upstairs you will find three practical bedrooms and modern shower room. The plot offers parking to the front leading to carport, single garage and rear garden. Ideally positioned for access to the M1, A46 and M69, an early viewing is strongly recommended to avoid disappointment.



Through Lounge Diner

Dining Area

12'4" x 11'3" (3.76m x 3.43m)

Living Area

12'10" x 11'3" (3.91m x 3.43m)

Extended Kitchen Diner

19'8" max x 23'6" max (5.99m max x 7.16m max)

Shower Room

4'7" x 5'9" (1.40m x 1.75m)

Bedroom One

12'10" x 11'3" (3.91m x 3.43m)

Bedroom Two

12'4" x 9'9" (3.76m x 2.97m)

Bedroom Three

8'4" x 8'0" (2.54m x 2.44m)

Shower Room

8'1" x 6'4" (2.46m x 1.93m)

Please Be Aware

Not all of the items shown in the photographs are included in the furnished option. Please enquire for more details.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, proceed down Holmfield Avenue West (past the post office) and then turn right onto Wardens Walk where the property can be found on the right hand side.

Viewing Arrangements

Viewings are strictly by appointment only.

Council Information

Blaby District Council, Desford Road, Narborough, Leicester.

How To Apply?

Prospective renters will be asked to visit our office and provide us with photo I.D. (e.g. Passport), proof of address (e.g. Current utility bill, driving license, bank statement etc) and proof of income (3 wage slips dating back to the last 3 months).

Please be as honest as possible when applying for a rental property. For example, if you believe that you have bad credit, then please let us know as it will only show up on your credit check!

We will always discuss your situation with the landlord for their approval before applications are submitted to you. If they are happy, we will submit the applications to you via email.

Money Laundering

In line with current money laundering regulations, prospective tenants will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a tenancy can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an agreement. Intending renters should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Thinking Of Renting Your Home?

If you have a house to rent then we would love to provide you with a free no obligation valuation.



