



Isabel Lane, Leicester, LE8 0QQ



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Property Description

An unusually designed, eye catching modern property finished to a very high standard located on an exclusive development in the highly regarded village of Kibworth Beauchamp. The accommodation in brief comprises of an open plan living area/dining area with patio doors leading into the courtyard garden, downstairs cloakroom, fitted kitchen with an integrated fridge with freezer box, electric single oven and ceramic four ring hob with extractor fan over, under stairs storage with plumbing for automatic washing machine, stairs to first floor landing, two double bedrooms and bathroom with three piece white suite incorporating low level WC, inset wash hand basin and bath with shower over. Off road parking for two vehicles, planted borders. The rear of the property is a south facing low maintenance paved garden with fenced/walled perimeter and side gate giving access from the driveway. The property is ideally situated within easy walking distance of the village of Kibworth Harcourt with a wide range of excellent local amenities and good schools. Council Tax B. EPC E. Unfurnished. Pets are not considered. Rent £950pcm. Deposit £1096. Available middle of November on a fixed term 12 month contract with the option to renew.

Important Tenancy Information:

- Holding deposit: 1 week's rent
- Full deposit: 5 weeks rent
- In-person viewing required before application is issued
- Holding deposit applied to first month's rent on successful referencing

Non-refundable Criteria:

- False/misleading information provided
- Failure to complete/sign agreement within 14 days
- Failing Right to Rent Checks
- Withdrawal from process after application submission

Information regarding tenant fees is available on our website. If you have any questions please contact the office directly





Key Features

- Modern property
- Two double bedrooms
- Courtyard garden
- Off road parking
- Unfurnished
- Kitchen with an integrated fridge and freezer box
- Pets are not considered
- Council Tax B. EPC E
- Rent £950pcm. Deposit £1096
- Available middle of November on a fixed term 12 month contract with the option to renew

PCM
£950 PCM



EPC Rating - E

Tenure -

Council Tax Band - B

Local Authority
Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

To view this property please contact our Market Harborough office on 01858 431315

