



**52 Kingsmead Road, Leicester, Leicestershire, LE2 3YD**

**£950 Per Month**

An attractive, semi-detached family home located in the popular Knighton area with a large, West facing garden, and pebbled driveway for 2 vehicles. This spacious property has been extensively and sympathetically renovated throughout and is finished to an exceptionally high standard. It is located close to A6, supermarkets, reputable local public and private schools and offers easy access to both mainline railway and motorway networks.

The property is Council Tax Band B and awaiting EPC rating.  
Available start of April

Professionals only, no smokers.





### Property Information

Situated in the sought after Knighton area, this light and spacious three bedroom, semi-detached property has been beautifully and sympathetically refurbished and is presented to a high standard throughout. The property benefits from gas central heating, uPVC double glazing and has a spacious garden to the rear, with off road parking on the driveway to the front of the property.

The accommodation briefly comprises:

- \* Pebbled driveway offering off-road parking for two vehicles
- \* Light and airy entrance hall with practical Terrazzo tiled flooring, a useful shelf over the radiator and under stairs storage

cupboard

\* Generous lounge diner benefitting from a bay window to the dining end, decorative feature fireplace and uPVC patio doors leading out to the garden in the living room area

\* Spacious kitchen with a range of white shaker style wall and base units, integrated oven, hob and extractor hood, space for a washing machine and fridge freezer (not provided), and a uPVC door out to the garden

\* Contemporary tiled bathroom fitted with a white three-piece bathroom suite including bath with Mira thermostatic bar shower overhead, wash hand basin with vanity unit underneath and mirrored unit above

- \* Large master bedroom to the front of the property benefitting from a bay window
- \* Further double bedroom to the rear of the property with a built in cupboard housing the boiler
- \* Small single bedroom/study overlooking the front of the property
- \* Large West facing rear garden with decking area and steps leading down to a lawn and well-maintained shrubs. There is also a shed that will be available for tenants use

An early viewing is highly recommended to fully appreciate the quality of this property.

### Viewings

\*\*Initial Virtual video tour available to request\*\* Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at [www.fothergillwyatt.com](http://www.fothergillwyatt.com).

### Permitted Payments to Agents

Letting costs (Housing Act 1988 (as amended) Assured Shorthold Tenancy)

In addition to paying the rent - as stipulated in the tenancy agreement - you will be required to make the following payments:

#### 1. Before the tenancy starts:

- Holding Deposit of £219 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £1096 (equivalent to 5 weeks' rent calculated as 1 months' rent x 12 months / 52 weeks x 5 weeks)

#### 2. During the tenancy:

- £50 including VAT if the tenancy agreement is changed at your request
- Interest on the late payment of rent at a rate of 3% above the Bank of England base rate
- Locksmith's charges (plus VAT if applicable) for any reasonably incurred costs for the loss of keys/security devices

#### 3. Should you need to terminate your tenancy early:

- Any unpaid rent or other reasonable costs associated with your early termination of the tenancy
- Landlord's reasonable costs for re letting the property should a new tenant move in prior to the end of the original tenant's agreement (this cost will be as per the landlord fee schedule which is available upon request)

Please note:

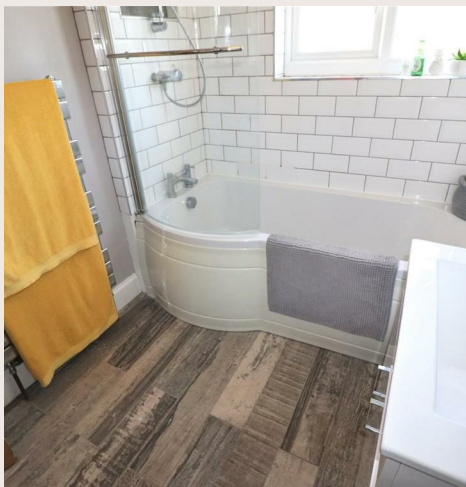
On early termination of the tenancy, the tenant will remain liable for rent and all utilities until such time that a new tenancy supersedes theirs.

All these payments should be made to the Landlord's Agent - Fothergill Wyatt Limited.

#### 4. During the tenancy, directly to the provider:

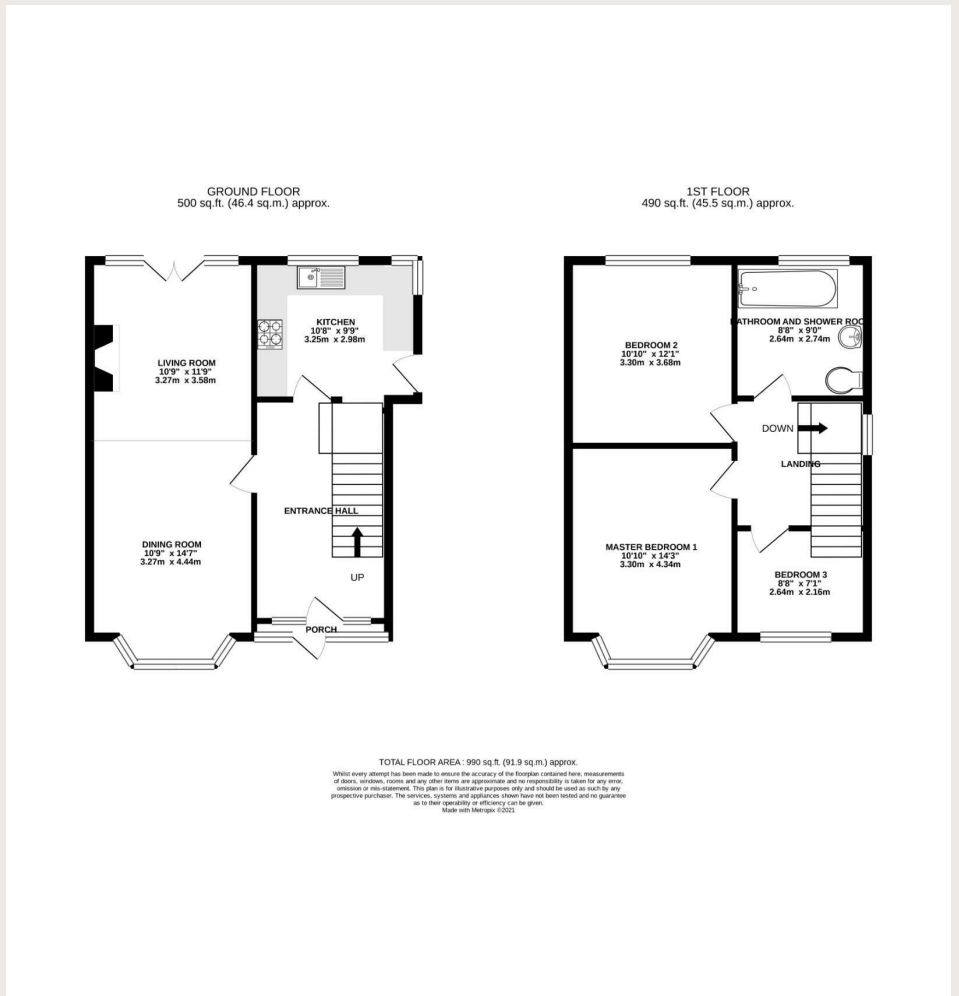
- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite (if permitted and applicable)
- Subscription to cable/satellite supplier
- Television licence
- Council Tax
- Any other permitted payments, not included above, under the relevant legislation including contractual





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 phm) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-38) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



damages.

Non-Housing Act Tenancies will incur a different scale of costs which are available on request.

**Tenant Protection Information**

Client Money Protection is provided by RICS.  
Independent Redress is provided by The Property Ombudsman.  
To find out more information regarding these, see details on the Fothergill Wyatt's website or by contacting us

directly.

All deposits for properties fully managed by the agent are protected with the Custodial Tenancy Deposit Scheme.

**Fothergill Wyatt**  
Estate Agents and Chartered Surveyors

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**Stoneygate**  
**Leicester LE2 2DA**  
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**F #**

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