



Your Residential Lettings & Property Management Specialist



- Extended & Refurbished Period Home
- Sought After Leicestershire Village
- Hall, WC, Lounge, Dining Room
- Kitchen, 3 Bedrooms, 2 Bathrooms

## Beaumont Cottage, Back Lane, East Langton, Market

Rent: £1,250 pcm

An extended and completely refurbished period home located on the edge of this desirable village with easy access for Market Harborough and other towns and cities nearby. Accommodation comprises Hall, WC, Utility, Living Room, Dining Room, Kitchen, 3 Bedrooms & 2 Bathrooms. Garden, Parking.



## Property Description

### REAR ENTRANCE LOBBY

With door to cloakroom/WC, further door to the dining room.

### CLOAKROOM/WC

With window to the side, low level wc and wash basin.

### DINING ROOM

11' 9" x 11' 2" (3.58m x 3.4m) With solid wood flooring, fireplace, stairs to the first floor, door to the lounge, radiator, window and solid wood door to the front, ceiling downlighters. The dining room opens up to the kitchen.

### KITCHEN

14' 8" x 10' 4" (4.47m x 3.15m) With solid wood floor, radiator, windows to both the front and rear. Fitted with a good range of wall, floor and drawer units with wood worksurfaces incorporating a sink unit and drainer. Appliances include a stainless steel oven and hob with extractor over, fridge unit and dishwasher. Ceiling downlighters.



### LOUNGE

22' 5" x 8' 4" (6.83m x 2.54m) With solid wood flooring, windows to the front and side, glazed double doors to the rear.

### FIRST FLOOR LANDING

With window to the rear, doors to the bedrooms and family bathroom.



#### BEDROOM 1

15' 7" x 8' 4" (4.75m x 2.54m) With windows to both the front and side, radiator, door to the en suite shower room.

#### EN SUITE SHOWER ROOM

With window to the rear, tiled floor, suite comprising large glass panelled 'walk in shower', low level wc and wash basin.

#### BEDROOM 2

15' 1" x 13' 9" (4.6m x 4.19m) With windows to the front, radiator.

#### BEDROOM 3

12' 2" x 8' 8" (3.71m x 2.64m) Window to the front, radiator.

#### FAMILY BATHROOM

Window to the rear, tiled floor, radiator, suite comprising panelled bath, low level wc and wash basin.

#### OUTSIDE

Grassed garden area to the front of the property with pathway up to the front door. Ample gravelled parking to the side leading to a raised rear garden with lawn and borders.

#### APPLICATION FEES

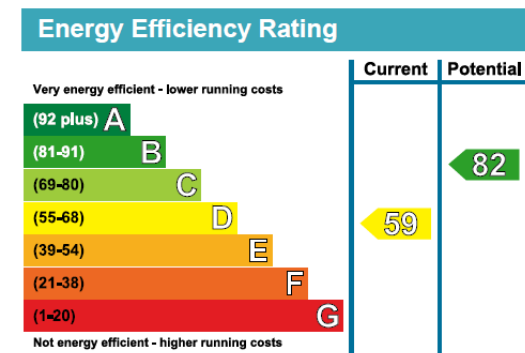
Single Applicant Fee: £216.00 including VAT

Additional Applicant/Guarantor Fee: £90.00 including VAT



39 Broad Street, Stamford,  
Lincolnshire, PE9 1PX

[www.ospreylettings.co.uk](http://www.ospreylettings.co.uk)  
01780 769 269  
[stamford@ospreylettings.co.uk](mailto:stamford@ospreylettings.co.uk)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.