



Holywell Drive
Loughborough, LE11 3JX

£750 pcm

Property Features

- HOLYWELL CATCHMENT AREA
- CLOSE TO LBORO UNI
- THREE BEDROOMS
- 25'9 LOUNGE/DINER
- DRIVEWAY AND GARAGE
- FITTED KITCHEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING

Full Description

SITUATED IN HOLYWELL CATCHMENT AREA, and within WALKING DISTANCE OF LBORO UNI, this well presented, spacious semi boasts a 25ft 9 LOUNGE/DINER and FITTED KITCHEN WITH APPLIANCES to the ground floor whilst upstairs provides THREE GENEROUS BEDROOMS and family bathroom, all benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. Outside a DRIVEWAY leads to the detached GARAGE , with established front and rear gardens, the latter overlooking playing fields. * £750pcm for first month, increasing to £795pcm thereafter

PORCH

PVCu double glazed front door leading into porch area.

ENTRANCE HALL

Stairs off to first floor, radiator, under stairs storage and door leading to lounge/diner.

LOUNGE/DINER

25' 9" x 10' 11 (MAX)" (7.85m x 3.33m)

PVCu double glazed window to the front elevation, laminate flooring, two radiators and PVCu double glazed window to the rear elevation.

KITCHEN

10' 4" x 8' 2" (3.15m x 2.49m)

Fitted with a range of wall, base and drawer units fitted with laminate work surfaces, one and a half stainless steel sink drainer, integrated electric double oven, 4 ring gas hob and overhead extractor fan, washing machine fridge/freezer, PVCu double glazed window to rear elevation and PVCu double glazed door to side elevation leading outside.



LANDING

PVCu double glazed window to the side elevation, doors to all three bedrooms and family bathroom.

BEDROOM ONE

11' 6" x 9' 11" (3.51m x 3.02m)

PVCu double glazed window to the front elevation and radiator.

BEDROOM TWO

11' 1" x 10' 5" (3.38m x 3.18m)

PVCu double glazed window to the rear elevation, radiator and storage cupboard.

BEDROOM THREE

PVCu double glazed window to the front elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c pedestal wash hand basin and bath. Fully tiled and PVCu double glazed window to the side elevation.

OUTSIDE

To the front of the property lies a low maintenance garden mainly laid to lawn, the driveway leads down the side to the garage and rear garden. The rear garden is mainly laid to lawn with patio area and established borders.

GARAGE

Double doors leading into garage area with personnel door to side elevation.

Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

Internal photographs

It should not be assumed that items shown in our photographs are included in the let of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.



General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective tenants should satisfy themselves by inspection or otherwise to their accuracy. No individual within this letting agency has the authority to make or give any warranty in respect to the property.

HOLDING DEPOSIT

One week's rent. This is to reserve a property. Please note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or deed of guarantee) within 15 calendar days.

SECURITY DEPOSIT

Five week's rent. This covers damages or defaults on the part of the tenant during the tenancy.

LOST KEYS

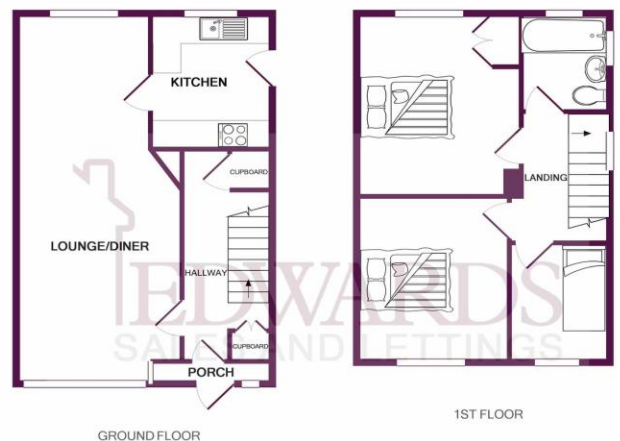
Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

VARIATION OF CONTRACT

£50 inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

EARLY TERMINATION AT TENANT'S REQUEST

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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