



Acres Road, Leicester Forest East

Leicester, Leicestershire, LE3 3HB

£850 PCM



Newton Fallowell are excited to bring to the rental market this three bedroom semi detached property situated within walking distance to local schooling and amenities. The gas centrally heated and double glazed accommodation includes an entrance hallway, lounge diner, garden room, useful outbuildings and kitchen, with the first floor offering three bedrooms and modern fitted shower room. Ideally situated to for access to Leicester, Hinckley and the motorway networks, the plot offers a driveway to the front with a larger than average mainly laid to lawn garden and detached garage at the rear. An early viewing strongly recommended.

Lounge Diner

27'4" x 10'7" (8.33m x 3.23m)

Kitchen

7'7" x 8'5" (2.31m x 2.57m)

Garden Room

8'2" x 11'4" (2.49m x 3.45m)

Bedroom One

13'2" max x 10'7" (4.01m max x 3.23m)

Bedroom Two

12'3" x 10'7" max into robes (3.73m x 3.23m max into robes)

Bedroom Three

7'6" x 6'3" (2.29m x 1.91m)

Shower Room

5'9" x 6'3" (1.75m x 1.91m)

To Find The Property

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.

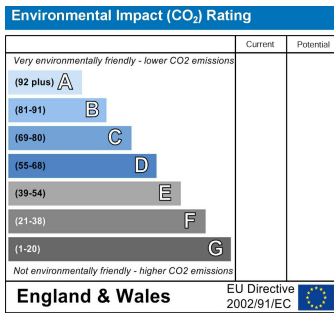
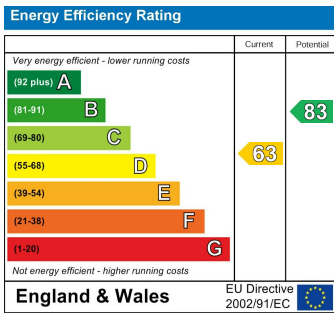
Agents Note

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 firms 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.



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www.newtonfallowell.co.uk