



Putting great property on the map

**3 Cox Meadow Road
Leicester Forest East
Leicester
LE3 3QD**

£1,025 Per calendar month



A stunning, modern detached home, built by David Wilson. The property lies in a lovely spot, just off Forest House Lane and is well placed for access to city and county alike, with the motorway network lying within easy reach. The property benefits from gas central heating and double glazing and has a good level of energy efficiency.

There's a hall, cloaks/WC, well equipped kitchen/diner, utility room and a smashing through lounge. Upstairs you'll find 3 bedrooms (master with en-suite) and a family bathroom/WC. There are lawned gardens to the front, rear and side, a driveway with car standing and a brick built garage. Viewing a must!

Available July 2019

Entrance Hall

Cloaks/WC

With modern white suite comprising wash hand basin and toilet.

Through Lounge 5.5m x 3.2m (18'1" x 10'6")

A light and airy room with window to front and French doors to rear.

Kitchen/Diner 5.5m x 2.9m (18'1" x 9'6")

With modern base and eye level units, built in double oven/grill, gas hob and extractor fan, fridge freezer and washing machine.

Utility Room 1.7m x 1.7m (5'7" x 5'7")

With plumbing for washing machine and door to rear garden.

First Floor Landing

Bedroom 1 Front 3.7m x 3.1m min (12'2" x 10'2" min)

En-Suite Shower Room

With shower cubicle, wash hand basin and toilet.

Bedroom 2 Front 3.4m x 3m (11'2" x 9'10")

Bedroom 3 Front 2.7m x 2.3m (8'10" x 7'7")

Bathroom/WC

With modern suite comprising panelled bath with shower over, wash hand basin and toilet.

Outside

There's a pleasant landscaped front garden with range of shrubs, lawned area to side and a lawned, enclosed rear garden with paved patio. A side gate leads to a driveway with access to a brick built garage.

Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer

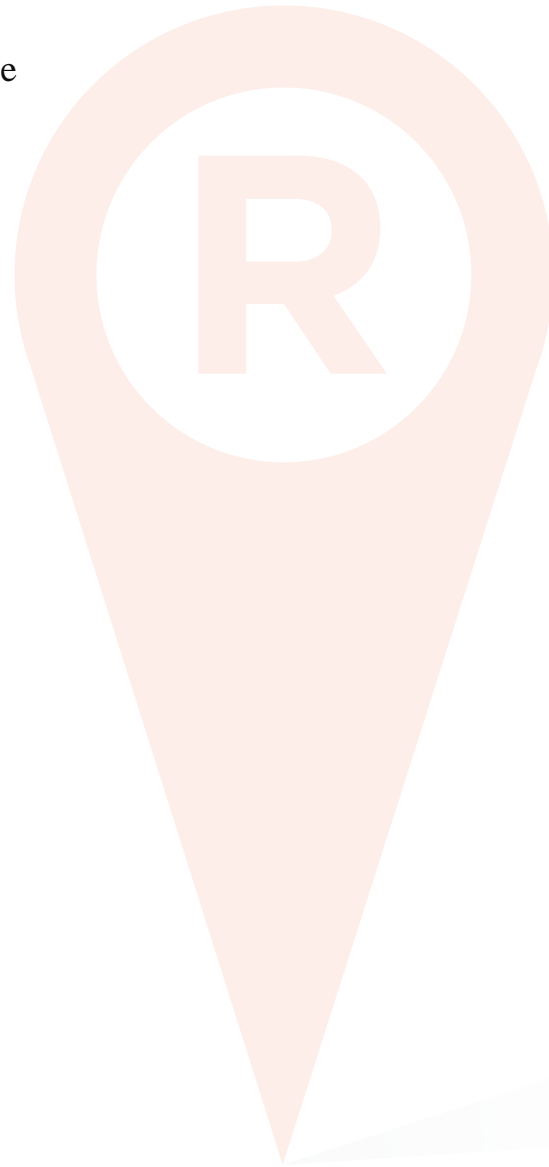
Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried

Application procedure and fees.

1. Return the completed application form(s) to us along with your passports and proof of your address.
2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now- it will only show up on your credit check if you don't!
3. We will discuss the preliminary application with the landlord. If they are happy, we will submit the application to the

referencing company.

4. On the day that you move into the



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