

Lea Drive

Loughborough, Leics, LE11 2GY

John German



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£875 pcm

£100 CASH BACK and NO APPLICATION FEE!

Immaculate three/four bedroom town house, nestled within the highly sort after town of Loughborough. Benefiting from a garage with off road parking and spacious living area with new carpets throughout. Viewing is highly recommended!

£100 CASH BACK and HALF PRICE APPLICATION FEE for a April move in!

This beautiful three/four bedroom town house is nestled within the highly sought after town of Loughborough.

The ground floor comprises of entrance hall with tiled flooring, downstairs shower room fitted with a shower cubical and white two piece suite. Ground floor bedroom/second reception room with french doors leading onto the decking area. Utility room with washing machine and tumble dryer and door leading onto the rear garden. Stairs leading up to the first floor.

First floor hallway is carpeted in grey, two doors lead into the open plan living dining kitchen. There is a window and balcony, laminate flooring throughout. The kitchen is fitted with a one and a half bowl single drainer stainless sink unit, a range of fitted wall and base units and integrated Zanussi appliances; fridge/freezer, dishwasher, microwave and cooker with separate hob and extractor fan.

The top floor hallway is carpeted in grey, there are three bedrooms and a master bathroom. Bedroom one and two are fitted with grey carpets and bedroom two has a fitted wardrobe. Bedroom three is fitted with grey carpets and has a built in wardrobed and ensuite shower room. Ensuite shower room; fitted with a white two piece suite and shower cubical. Master bathroom is fitted with a white three piece with shower above bath and tiled walls.

Outside; to the front is a entrance porch and driveway leading to garage. To the rear is a garden laid mainly to lawn with decked patio area to the front a rear. Gated rear access.

There is a good amount of storage in the boarded loft with drop down ladders. The property







TOTAL APPROX. FLOOR AREA 1355 SQ.FT. (125.8 SQ.M.)

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 errors, omissions, 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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Agents' Notes

As part our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of the services or appliances to the property have been tested.

Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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