

2B GLEBE ROAD

QUENIBOROUGH, LEICESTER, LE7 3FH

£1,075 Per month

Part furnished

A well presented and spacious two/three bedroom detached residence situated within the sought after village of Queniborough. The property is finished to a good standard and benefits from gas fired central heating, double glazing, modern kitchen, bathroom and block paved driveway.

The accommodation comprises a lounge, breakfast kitchen, cloakroom, ground floor bedroom/second reception room, two further double bedrooms and a bathroom. Outside there is a lawned garden with patio to the rear and parking for up to three cars to the front.

Queniborough is a well serviced village with good links to the A46 to Leicester and M1 motorway. The village benefits from two public houses and various independent local shops.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Detached









To locate the property, take Melton Road out of Leicester. At the Hobby Horse roundabout, take the A46 signposted Newark, and then the first exit signed Melton Mowbray A607. At the third roundabout, take the third exit for Queniborough and after passing over the crossroads, take the second left onto Glebe Road. The property can be found immediately on your left-hand side.

Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL
with cupboard under stairs and cloak cupboard.

CLOAKROOM
with corner basin, w.c. and a radiator.

LOUNGE
16'8" x 12'8"
with patio door to garden and a radiator.

DINING KITCHEN
16'9" x 13'
A spacious room with a range of wall and base units, stainless steel 1½ bowl sink unit as set in marble effect roll top laminate work surfaces, gas hob, electric oven and cooker hood, wall mounted condensing boiler, integrated fridge freezer, dishwasher and washing machine, ceramic floor and a radiator.

GROUND FLOOR BEDROOM/DINING ROOM
14'6" x 13'
with cupboard under stairs and a radiator.

STAIRCASE AND FIRST FLOOR LANDING
with built-in cupboard, airing cupboard and radiator, leading to:-

FRONT DOUBLE BEDROOM
13'6" x 13'
with built-in wardrobes and a radiator.

REAR DOUBLE BEDROOM
13'11" x 12'9"
with storage area and a radiator.

BATHROOM
with suite comprising panelled bath, power shower in cubicle, pedestal wash basin, and w.c., radiator, heated towel rail and linen cupboard.

OUTSIDE
Small garden and parking for up to three cars to front. Lawned garden and patio to rear.

TENANCY INFORMATION
Please note that this property is to let PART FURNISHED which means carpets, blinds and some integrated kitchen appliances only.

Council Tax : Charnwood Council Band D.

Deposit : £1,240

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Band C.

STRICTLY NO PETS PERMITTED.

DISCLAIMER
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to £50,000).
Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television license and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress
REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: https://www.ukala.org.uk/
Client Money Protection
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).





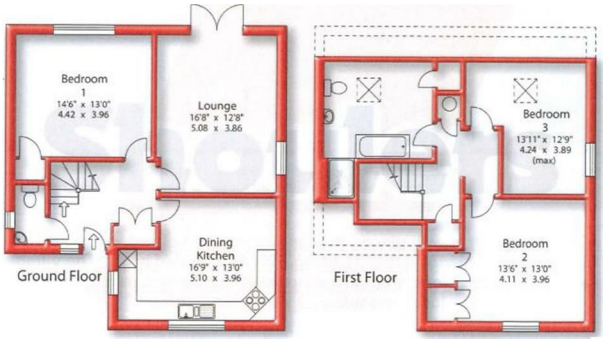
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TERMS

RENT:	£1,075 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,240
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
EPC:	This property has an Energy Performance Efficiency Rating Band C. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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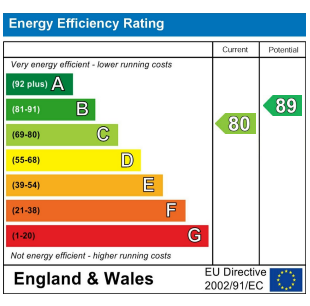


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EPC: This property has an Energy Performance Rating. A copy is available upon request.



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