



- Deceptively spacious
- 3 Bedrooms
- Bedroom with en suit
- Large fitted kitchen
- Generous patio area
- Off road parking for multiple vehicles
- Water bill included in the rent

Property description

Harrison Thorn are pleased to offer this well-presented and deceptively spacious, family home to let. The property is set back from the road and has 3-bedrooms, one of which has an en-suit. Situated in the popular town of Ibstock, with an array of local amenities and public transport links, this lovely family home would suit a variety of tenants.

Ground Floor Entrance Hall

The front door leads to the entrance hall giving access to the ground floor accommodation which includes, a Kitchen, Utility room, Dining room, Lounge and a downstairs WC. There are also stairs leading to the first floor and an under stair storage closet.

Downstairs Cloakroom

With low level W.C., wash hand basin, radiator and extractor fan.

Lounge (approx.. 3.89m x 5.77m)

Formal lounge with double aspect uPVC windows to the front and side elevations. Decorative gas fire and surround, fitted carpet, radiators and ceiling lights.

Dining Area (approx.. 3.94m x 3.64m)

uPVC window to the front elevation, ceiling lights and a fitted radiator.

Kitchen/Diner (approx.. 3.48m x 5.00m)

This light room is fitted with a range of modern units comprising base and wall units, drawers, worktops, sink unit with mixer taps, tiled splash back, built in oven, gas 5 ring hob and extractor hood. The stone effect tiled floor also benefits from under floor heating. There is also a radiator, lighting, a pantry cupboard, uPVC window to the front elevation and uPVC double doors to the exterior leading to the Patio.

First Floor Landing

Leading to the accommodation

Bedroom 1 (approx.. 3.56m x 4.24m)

Double room, with uPVC double glazed window to side elevation, radiator and ceiling lights.

Bedroom 2 (approx.. 3.00m x 2.74m)

Double room, with uPVC double glazed window to front elevation, radiator, ceiling lights and built in cupboard.

Bedroom 3 (approx.. 3.60m x 2.21m)

Single room with en-suit, with uPVC double glazed window to front elevation and radiator and ceiling lights.

En Suite

With W.C., wash hand basin, shower cubicle, radiator and uPVC double-glazed window to side elevation.

Family Bathroom

With 3-piece suite comprising bath with shower over and tiled surround, W.C., wash hand basin, radiator and uPVC window to front elevation.

Exterior

To the side of the property there is off road parking for multiple vehicles from which a foot path leads round to the front of the house and the front door. The rear garden is low maintenance and has been laid as a patio for entertaining.

Note the water bill is included in the rent.

Viewing Arrangements:

Please contact our office to arrange a viewing.

Photographs:

You should not assume items that are depicted in the photographs are included in the letting of the property.

Money Laundering, Right to Rent and Referencing:

Where an offer is accepted, the prospective tenant(s) will be required to confirm their identity and the right to rent by law. We will need to see your driving licence or passport along with recent utility bills to confirm your residence. You will also be subject to reference checks and the landlord's approval and a contract.

General:

We have taken care to ensure that the measurements, dimensions, information, photographs and floor plans, where applicable, are an accurate and true representation however, they should be treated as approximations. Potential tenants must satisfy themselves by inspection or otherwise as to the accuracy and any details of the property. No one within this estate agency has the authority to make or provide any warranty in respect of the property.

Tenant Selection:

Selection is not on a first come, first served basis. The Landlord will decide which tenant(s) they choose when letting the property. If you have any questions relating to the selection criteria, it remains your responsibility to pursue enquiries with us and satisfy yourself of all salient points.

Agency Fees Apply

Price: £825 per month

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