



**BEARDSLEY ROAD,
QUORN LE12 8UX**

£1,200 PCM

This EXTENDED, THREE BEDROOM, DETACHED HOME offers open plan living downstairs, with LIVING ROOM to front, open to a 17FT DINING KITCHEN with INTEGRATED APPLIANCES and with French doors looking out to the garden and DOWNSTAIRS W.C. Upstairs there are the three bedrooms, MASTER WITH EN SUITE, and family bathroom. With OFF ROAD PARKING and being located in a HIGHLY DESIRABLE LOCATION, what more could you want?!

EDWARDS
SALES AND LETTINGS

BEARDSLEY ROAD

EXTENDED TO REAR | DETACHED HOME | OFF ROAD PARKING | THREE BEDROOMS | MASTER WITH EN SUITE | OPEN PLAN LIVING | DINING KITCHEN WITH INTEGRATED APPLIANCES | DOWNSTAIRS W.C. | LIVING ROOM |



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Entrance Hall

Front door into entrance hall, built in cupboard and double doors to open plan living room.

Living Room

17'3" x 14'6" Living room open plan to kitchen diner, double glazed bay window to front elevation, radiator, Adam Style fireplace with electric fire and stairs to first floor.

Kitchen Diner

17'6" x 14'6" Fitted with a range of wall, base and drawer units with granite work surfaces, stainless steel one and a half bowl sink drainer, integrated electric oven, induction hob, integrated fridge freezer, dishwasher and washing machine, wood flooring, radiator, door to downstairs W.C., and double glazed french and sliding doors to rear garden.

Downstairs W.C.

Comprising of dual flush close coupled W.C., and wash hand basin.

Landing

Double glazed window to side elevation, doors to all bedrooms, bathroom and cupboard housing boiler.

Bedroom One

13'6" x 8'4" Double glazed window to front elevation, radiator and door to en suite.

En Suite

Shower cubicle and wash hand basin.

Bedroom Two

11'2" x 8'5" Double glazed window to rear elevation and radiator.

Bedroom Three

7'4" x 5'10" Double glazed window to rear elevation and radiator.

Bathroom

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower over and double glazed window to rear elevation.

Outside

To the front of the property is a paved driveway providing off road parking and gate leading to rear garden. To the rear of the property is a block paved path with shed leading to the low maintenance patio garden with decking area.

GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

It should not be assumed that items shown in our photographs are included in the let of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

These details and floor plans, although believed to be accurate, are for guidance only and prospective tenants should satisfy themselves by inspection or otherwise to their accuracy. No individual within this letting agency has the authority to make or give any warranty in respect to the property.

HOLDING DEPOSIT

One week's rent. This is to reserve a property. Please note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or deed of guarantee) within 15 calendar days.

SECURITY DEPOSIT

Five week's rent. This covers damages or defaults on the part of the tenant

during the tenancy.

LOST KEYS

Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

VARIATION OF CONTRACT

£50 inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

EARLY TERMINATION AT TENANT'S REQUEST

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

BEARDSLEY ROAD





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ADDITIONAL INFORMATION

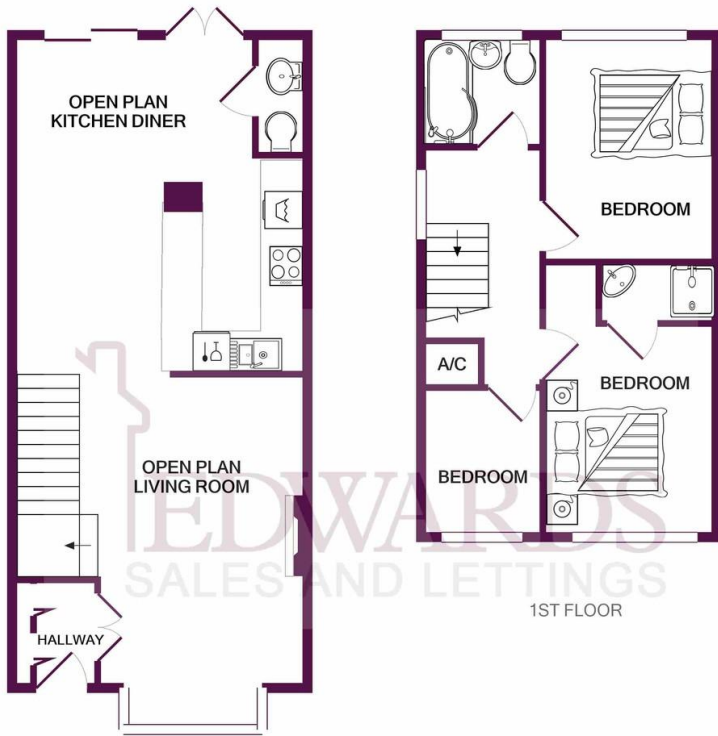
Local Authority – Chamwood Borough Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold





GROUND FLOOR

1ST FLOOR

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 error, omission, 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 Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements