Aston&Co
ESTATE & LETTING AGENTS

23 Grantham Road
, Leicester, LE5 1HL
£1,300 Per Month

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Available Immediately! A very well presented three bedroom terraced house, with an additional loft room with a WC in the loft room.

The property comprises of, entrance hall, lounge, open kitchen diner, lobby and downstairs bathroom. To the first floor are three bedrooms. There is a stair way via Bedroom One to access the loft room which has the additional W/C.

To the front of the property is off road parking and to the rear is an enclosed rear garden space.

- Three Bedrooms
- Loft Room with En-Suite
- Modern Fitted Kitchen
- Downstairs Three Piece Bathroom
- New Carpets Throughout
- Off Road Parking
- Enclosed Rear Garden
- Internet - Standard, Superfast & Ultrafast Available
- Council Tax Band A
- EPC RATING E

Viewing Arrangements

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.

Tenancy Information

Price : £1300.00

-Holding Deposit: £300.00

- Deposit : £1500.00 (including the holding deposit)
- Length of tenancy : 12 Months
- Council tax band : A

Floor Plan

BATHROOM

LOBBY

STORAGE

KITCHEN/DINER
14'3" x 7'8"
4.35m x 2.34m

STORAGE

LOUNGE
13'0" x 11'2"
3.95m x 3.40m

UP
ENTRANCE HALL

BEDROOM 2
9'10" x 9'5"
2.99m x 2.87m

BEDROOM 3
6'10" x 6'6"
2.08m x 1.97m

LANDING
DOWN

BEDROOM 1
13'2" x 11'3"
4.01m x 3.42m

DOWN
STAIRS

LOFT ROOM
16'2" x 9'6"
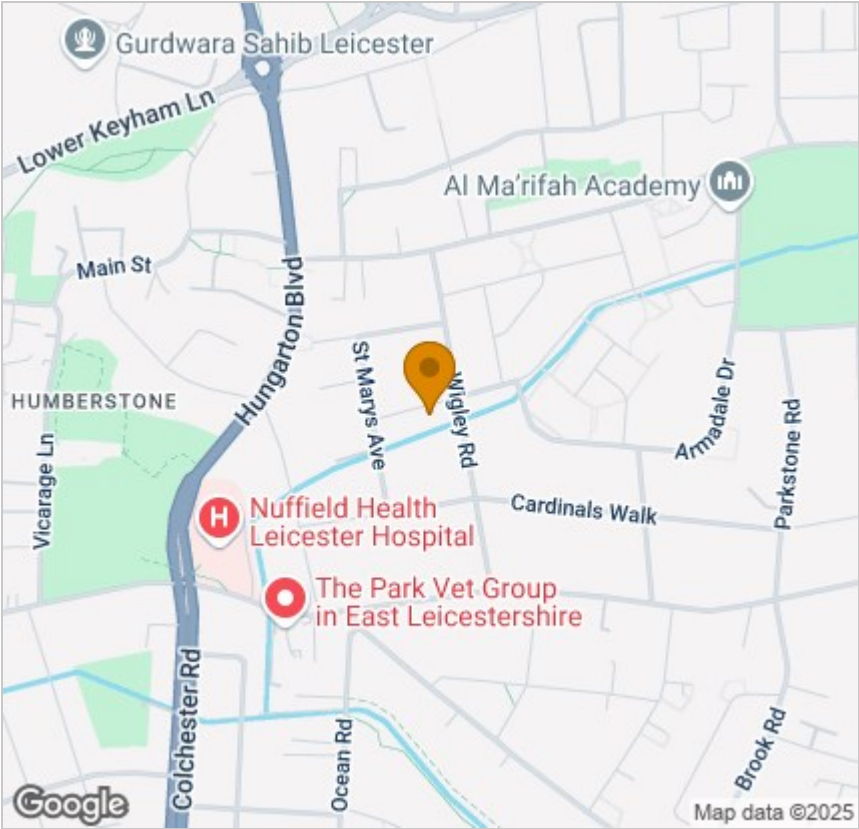4.93m x 2.89m

DOWN

Area Map

Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC