



25 Peregrine Rise
, LE4 1DR
£1,000 Per Month



SUPERB 2 BED DETACHED BUNGALOW in CUL DE SAC LOCATION CLOSE TO GLENFIELD HOSPITAL Beautifully presented 2 BEDROOM DETACHED BUNGALOW standing on a good sized plot in a cul-de-sac location within easy access of all local facilities. The well presented double glazed and centrally heated accommodation benefits from new flooring and carpets throughout and briefly comprises ENTRANCE PORCH, HALLWAY NEWLY FITTED KITCHEN, LOUNGE/DINING ROOM, SUN-ROOM, 2 BEDROOMS & NEWLY FITTED SHOWER ROOM. BLOCK PAVED PARKING & SINGLE GARAGE.

- SUPERB 2 BED DETACHED BUNGALOW
- RE-FITTED KITCHEN & SHOWER ROOM
- NEWLY DECORATED with NEW FLOOR COVERINGS in HALLWAY
- PRIVATE WALLED WRAP AROUND GARDEN
- GAS CENTRAL HEATING & MOSTLY DOUBLE GLAZED
- SUMMER ROOM OVERLOOKING GARDEN
- Internet - Standard, Superfast & Ultrafast Available
- Council Tax Band C
- EPC Rating C



Location

The suburb of Anstey Heights is located to the north of the City of Leicester, just inside the City boundary, and is well known for its popularity in terms of convenience for ease of access to the nearby A46 Western By-Pass which links north Leicester to Junction 21 of the M1M69 motorway network for travel north, south and west, and the adjacent Fosse Park and Meridian shopping, entertainment, retail and business centres. Anstey Heights is also well placed for speedy commuting to the market towns of Coalville, Ashby-de-la-Zouch, Loughborough and Melton Mowbray, the East Midlands International Airport at Castle Donington and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

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 Informaton

- Price : £1000.00
- Holding Deposit: £230.00
- Deposit : £1153.00 (including the holding deposit)
- Length of tenancy : 6 months
- Council Tax Band: C

Lounge/Dining Room

16'2" x 11'1" (4.93m x 3.40m)

UPVC double glazed v-shaped window, TV point, double radiator, UPVC sealed double glazed door leading to sun room

Sun Room

12' x 7'2 (3.66m x 2.18m)

Glazed windows overlooking garden, sliding doors leading to rear aspect.

Kitchen

8'6 x 7'4 (2.59m x 2.24m)

Comprising one and a half bowl sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in cooker and four piece gas hob with extractor fan over set in stainless steel hood, plumbing for automatic washing machine, concealed central heating boiler, plumbing for automatic washing machine, UPVC double glazed window, tiled splash backs.

Bedroom One

10'5 x 10'1 (3.18m x 3.07m)

Radiator, UPVC double glazed window.

Bedroom Two

Radiator, UPVC double glazed window.

Shower Room

6' x 4'10 (1.83m x 1.47m)

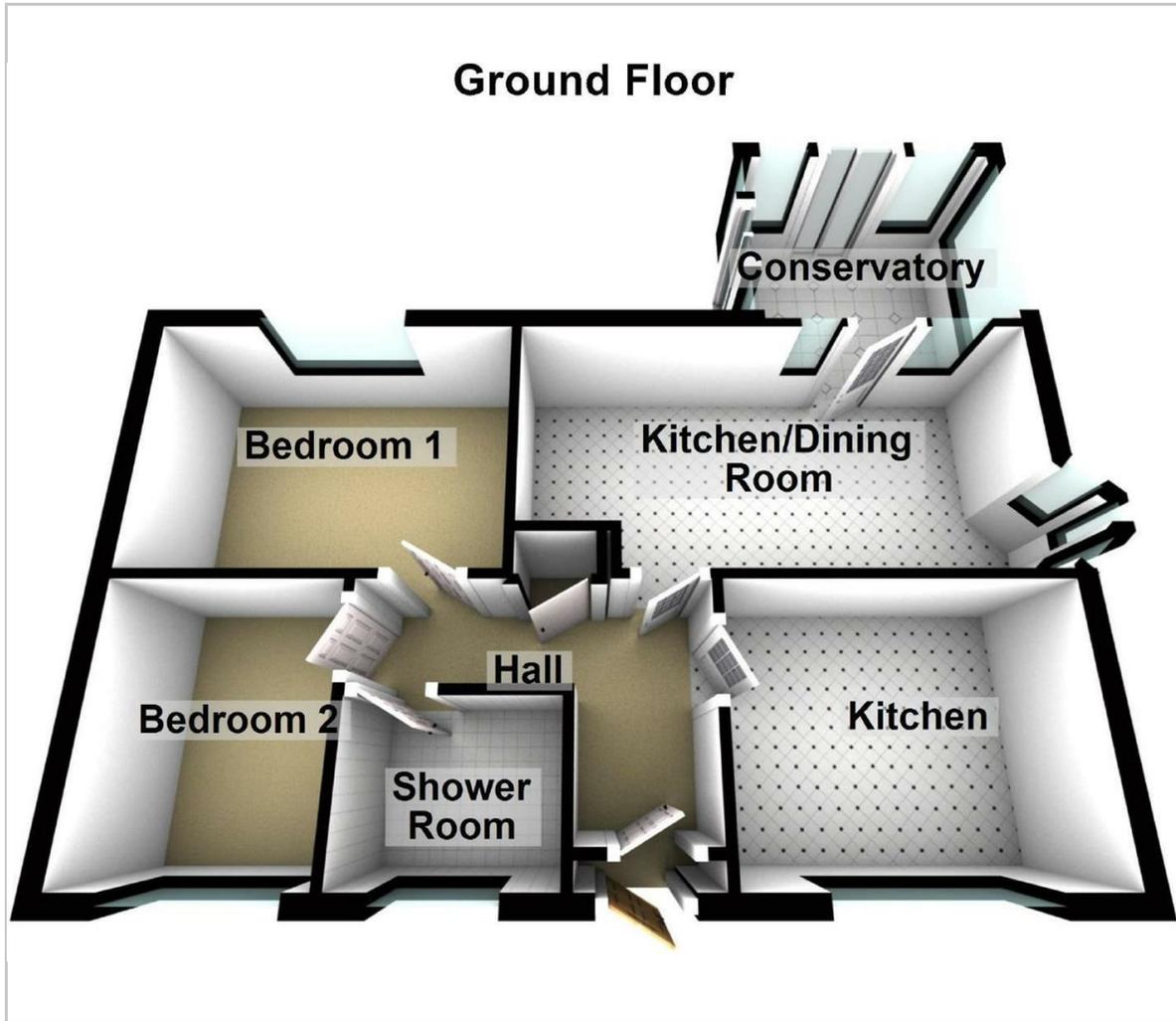
Three piece suite comprising walk in tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, UPVC double glazed window, large tiling throughout.

Outside

Block paved driveway to front providing parking leading to garage with electrically operated door. Power and light. Patio and lawn garden to rear fully enclosed by panelled fencing and walling with further gravelled garden surround



Floor Plan



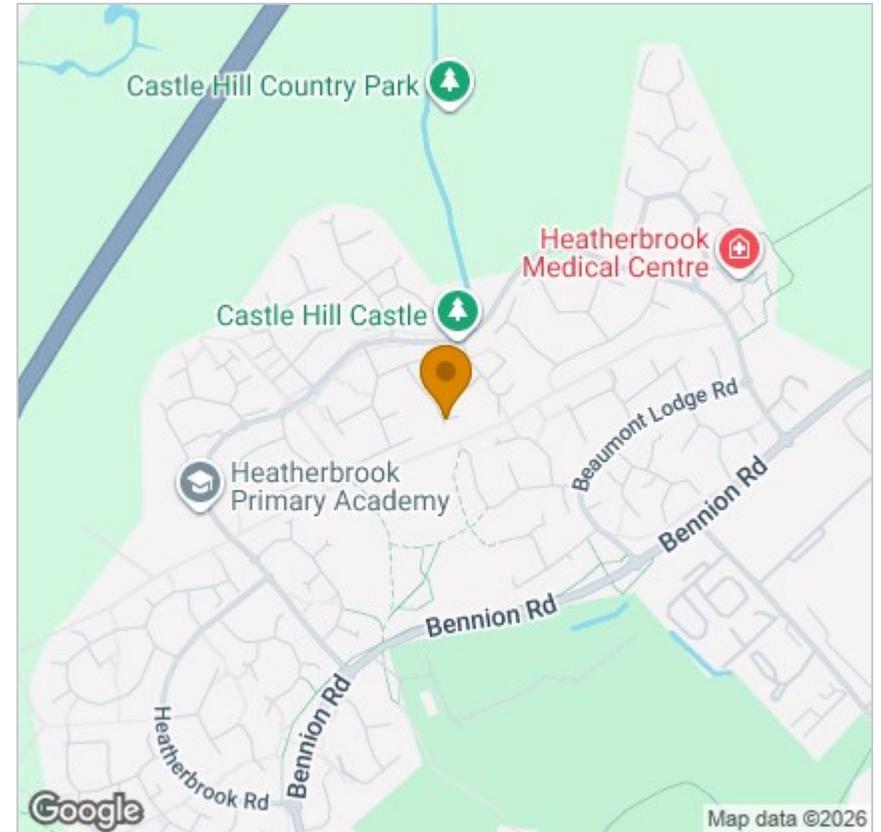
Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

