

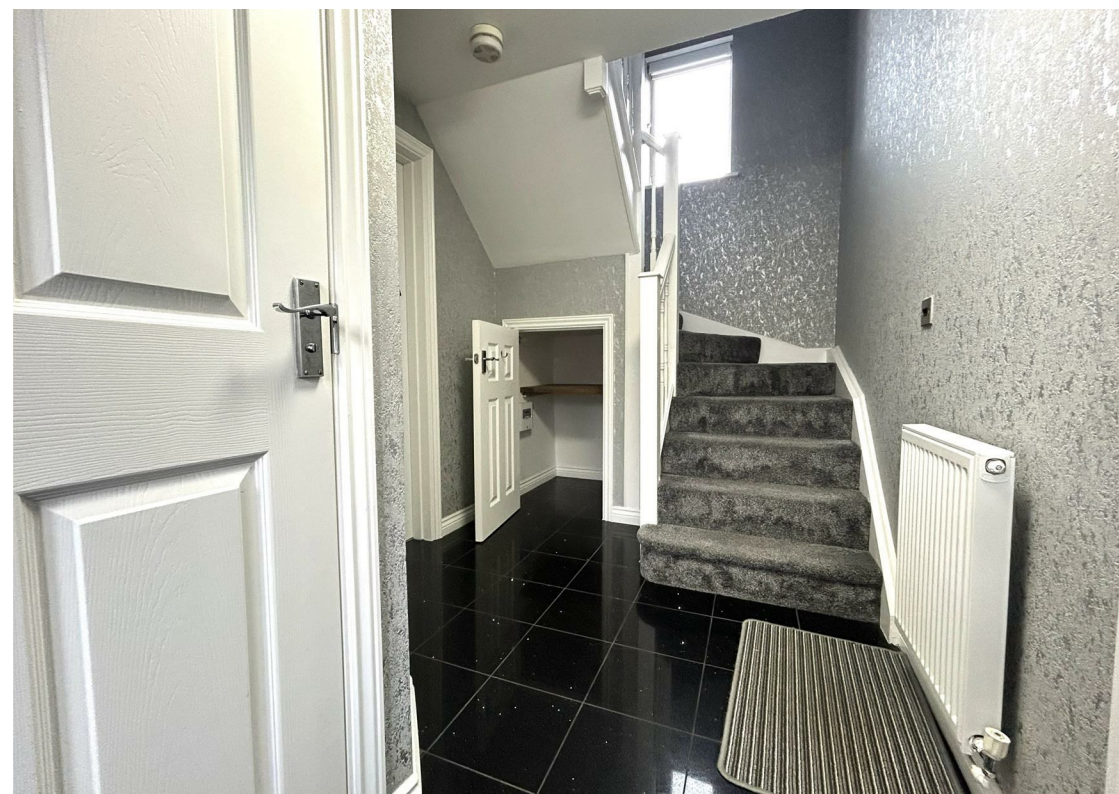


24 Clover Way
Syston, Leicester, LE7 2BR
£1,350 Per Month



New to the market and available immediately is this immaculately presented, three bedroom, two bathroom house in the ever popular Syston. Offering a turn-key move with appliances included this property is perfect for those in need of more space. Inside, the property briefly comprises, entrance hall, downstairs WC, full length lounge and a modern fitted kitchen. To the first floor are three bedrooms with an en-suite to the master and a family bathroom. The property also benefits from an outdoor office/gym space, part garage, off road parking, rear garden, uPVC double glazing and gas central heating. Internal viewing is highly recommended to appreciate the size on offer.

- Available Immediately
- Immaculately Presented
- Three Bedrooms
- Master Bedroom with En-suite, Family Bathroom & Downstairs WC
- Part Garage & Outdoor Home Office / Gym
- Fitted Kitchen With White Goods
- Low Maintenance Garden
- Off Road Parking
- EPC Rating C



The Property

The property is entered via a composite door leading into.

Entrance Hall

With storage under the stairs and provides access to the following.

Lounge

Full length lounge with uPVC double glazed window to the front aspect and French doors leading out onto the rear garden.

Kitchen

Fitted with a range of modern soft closing floor and wall mounted units with worktop and splashbacks. The fitted kitchen also benefits from a gas hob, oven and extractor fan, washing machine, dishwasher and American fridge freezer all included, stainless steel sink and drainer unit, uPVC double glazed window to the front aspect and French doors leading out onto the rear garden. The kitchen also offers ample space to house a family dining table.

WC

Fitted with a vanity unit with and basin, low level WC, radiator, extractor fan and an obscure uPVC double glazed window to the front aspect.

The First Floor Landing

Providing access to the following.

Bedroom One

Spacious double bedroom with en-suite shower room, aircon and uPVC double glazed window to the front aspect.

En-suite

Fitted with a three piece suite comprising walk in shower, vanity unit with basin and WC. the en-suite also benefits from a heated towel rail, extractor fan and an obscure uPVC double glazed window to the rear aspect.

Bedroom Two

With uPVC double glazed window to the front aspect and fitted storage.

Bedroom Three

With fitted storage and uPVC double glazed window to the rear aspect.

Family Bathroom

Fitted with a three piece suite comprising bath with shower over, vanity unit with basin and wc. The bathroom also benefits from an extractor fan, radiator and an obscure uPVC double glazed window to the rear aspect.

Outside

To front of the property provides off road parking for two cars which in turn leads to the garage.

To the rear is an enclosed, low maintenance gravelled garden with paved patio area and stepping stone path leading to the home office/gym.

Garage & Home Office/Gym

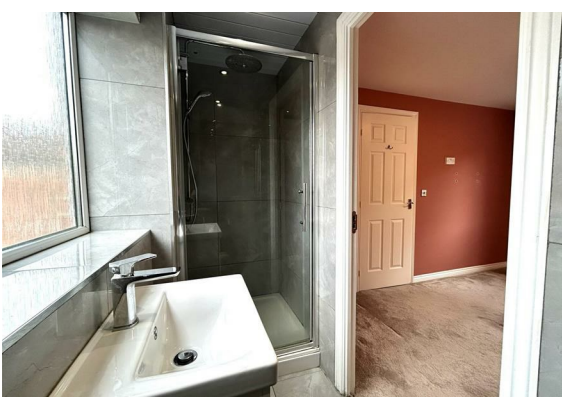
The garage is split into two both benefitting from power and light, The front half offers an up and over door and is used for storage. The second part is accessed via a personnel door and benefits from laminate flooring ideal for a home office/gym.

Tenancy Information

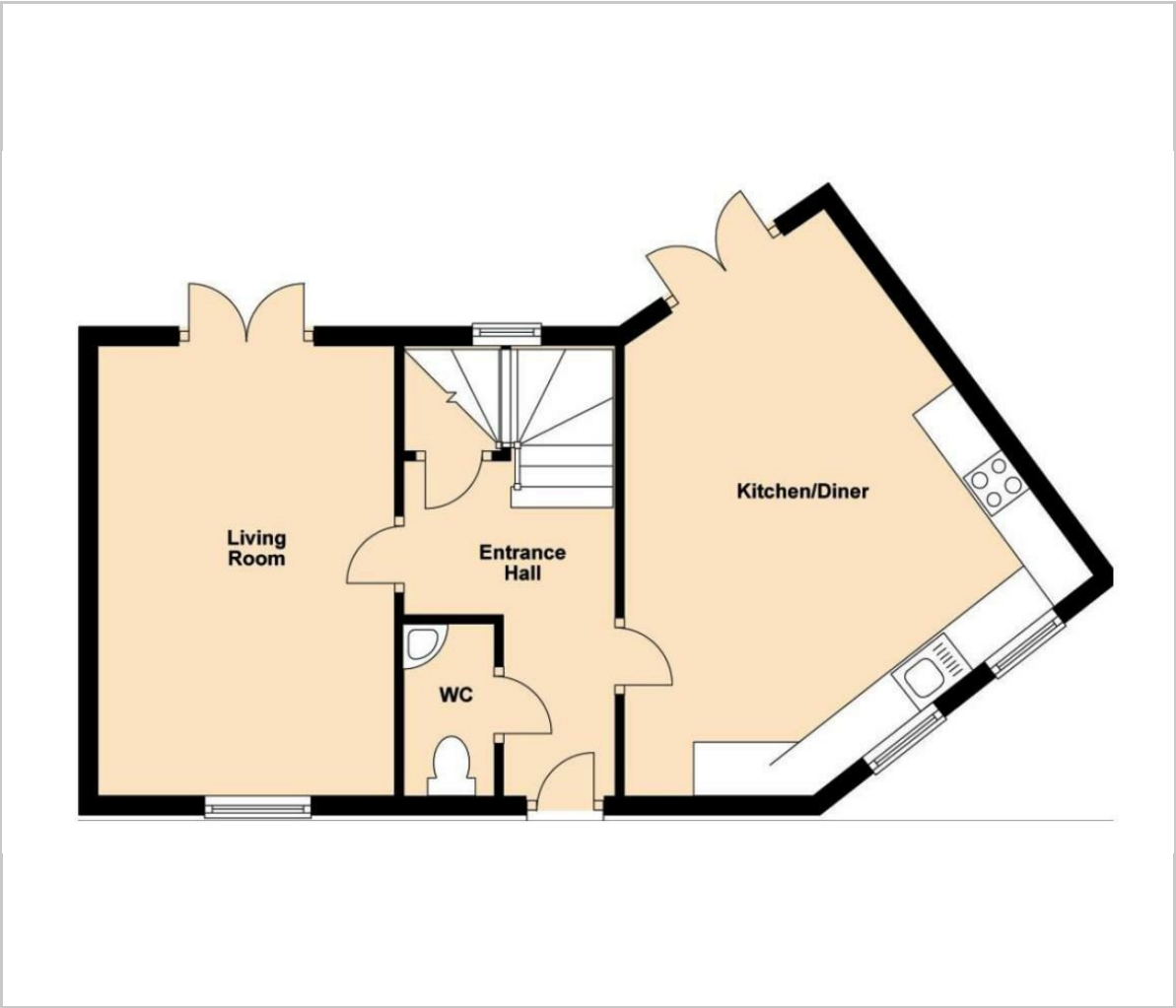
- Tenancy Information - Price : £1350.00
- Holding Deposit: £1557.00
- Deposit : £331.00 (including the holding deposit)
- Council Tax Band: C

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.



Floor Plan



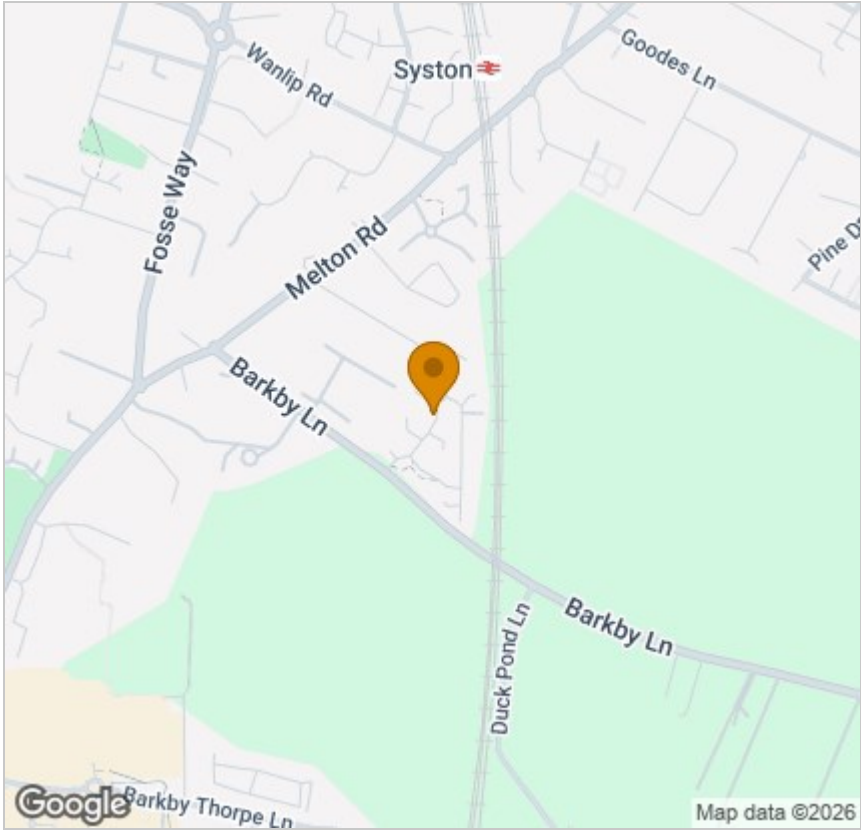
Viewing

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 firms 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

