



**Brooklands Lutterworth Road, Burbage, LE10 3AH**  
**£800 Per Calendar Month**



3



1



2



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PLEASE EMAIL FOR VIEWING. RH Homes & Property are offering to let a generous sized two bedroom bungalow in good sized plot on the outskirts of the village of Burbage. The property is offered at competitive rental rate due to the property being of an average/middle range of aesthetics and with the potential that the owner will commence works also on removing the adjacent garage and working at the land to the rear. The home briefly comprises: Porch, Entrance Hall, Lounge, Dining Room, Study/Bed 3, Kitchen, Two Bedrooms, Bathroom, and a Loft Room (previously used as a bedroom but this cannot be classified as such, as there is no proper staircase). Also, the property benefits from a generous plot with front driveway for multiple vehicles, and a lawned rear garden, as mentioned above.

Council Tax - F

**Porch**

17'4 x 5'10 (5.28m x 1.78m)

**Entrance Hallway**

**Lounge**

20'10" x 13'0 (6.35m x 3.96m)

**Sitting/Dining Room**

21'3" x 12'0 (6.48m x 3.66m)

**Study**

8'5" x 7'2" (2.57m x 2.18m)

**Kitchen**

18' x 14'4" (5.49m x 4.37m)

**Bedroom One**

14'8" x 13'0 (4.47m x 3.96m)

**Bedroom Two**

17'3" x 9'10 (5.26m x 3.00m)

**Bathroom**

**Loft Room**









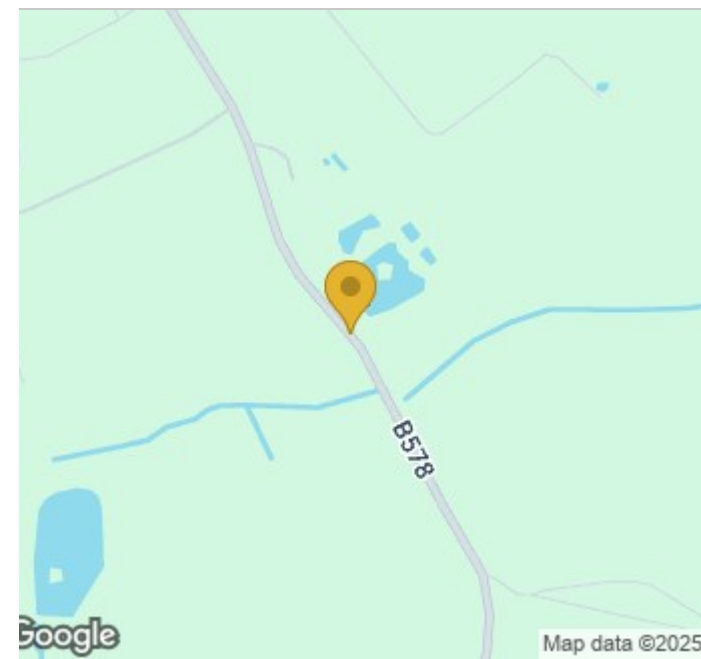
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Viewing

Please contact our RH Homes and Property Office on 01455 633244 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

