



READINGS

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£1,500 PCM

238 Forest Road, Loughborough, Leicestershire, LE11 3HX

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This fabulous detached home occupies a sought after address on the southern edge of Loughborough. Benefitting from gas central heating and double glazing, step inside and you'll find a hallway, modern shower room/WC, lounge, dining room, breakfast room and large well equipped kitchen on the ground floor. Upstairs there's a galleried landing, 4 bedrooms and spacious family bathroom/WC. Outside there are large, established gardens, driveway and double garage. Internal inspection is a real must! Council tax band F - EPC rating TBC

Reception Hall

Lounge

17'4" x 13'9" (5.3m x 4.2m)
With solid fuel burner.

Conservatory

9'2" x 8'6" (2.8m x 2.6m)

Dining Room

15'8" x 11'9" (4.8m x 3.6m)

Shower Room/WC

With modern suite comprising walk-in shower cubicle, vanity wash hand basin and toilet.

Breakfast Room

11'9" x 9'10" (3.6m x 3m)

Kitchen

17'0" x 13'9" (5.2m x 4.2m)
With comprehensive range of base and eye level units and some appliances.

Rear Lobby

With doors to front and rear elevations.

First Floor Landing

Bedroom 1 Rear

14'1" max 12'5" min x 12'9" to wardrobes (4.3m max 3.8m min x 3.9m to wardrobes)

Bedroom 2 Rear

14'9" x 11'9" (4.5m x 3.6m)

Bedroom 3 Front

11'9" x 8'10" (3.6m x 2.7m)

Bedroom 4

8'6" x 7'10" (2.6m x 2.4m)

Bathroom/WC

8'10" x 8'6" (2.7m x 2.6m)
With corner bath with mixer shower, vanity wash hand basin unit, bidet and toilet.

Outside

There's a charming, established planted garden area to the front of the property. A driveway with plenty of car standing leads to a double brick built garage with automatic roller door and rear courtesy door. The garage has internal dimensions of 5.6m x 5.6m. There's a huge rear garden which is an absolute delight. Please note that the landlords will pay for the lawns to be mown on a regular basis, but it will be the tenant's responsibility to maintain and cut back the shrubs. The pool house will not be included in the lease.

Lettings Viewing Procedure

1. We'll initially e-mail you a pre-application form, prior to arranging a physical viewing at the property. Please complete this and e-mail back to us.
2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now- it will only show up on your credit check if you don't!
3. We will discuss the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company. We'll need to see physical copies of your passport and any visas (if applicable) please.

4. On the day that you move into the property you will need to pay your first months rent and deposit. Deposit is 5 weeks rent payable on your move in date.

Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

