



# READINGS

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**£895 PCM**

20 Ingle Street, Newfoundpool, Leicester, LE3 9FS

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Wow! This end-terraced home has been recently renovated, featuring a brand new kitchen with built in oven and hob, brand new bathroom suite and freshly decorated throughout. It includes a welcoming lounge with a decorative fireplace, a mid lobby with understairs storage cupboard, separate dining room and a rear lobby with access to a pantry and a step down into the kitchen. Upstairs, the landing feels bright and airy thanks to its vaulted ceiling and Velux window. There are two double bedrooms, one with an over-stairs cupboard and both have charming cast-iron decorative fireplaces. At the rear, you'll find a generous fitted bathroom with a bath and shower over, a vanity unit with toilet and wash hand basin, and another decorative cast-iron fireplace. The courtyard garden is accessed from the kitchen and includes a useful store and an outside toilet. There is a gate to the shared alleyway from the courtyard. Viewing is a must! Council tax band A

## Front Reception Room

11'10" a 11'3" (3.63m a 3.44m)

## Rear Reception Room

16'0" x 10'11" (4.89m x 3.35m)

## Kitchen

10'0" x 7'7" (3.07m x 2.33m)

## Stairs & Landing

## Bedroom 1

12'2" x 11'10" (3.73m x 3.63m)

## Bedroom 2

12'8" x 9'2" (3.87m x 2.81m)

## Bathroom

12'11" x 7'6" (3.96m x 2.31m)

## Rightmove Viewing Procedure

1. Send an email enquiry through Rightmove and fill in the preliminary application form with your details

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 your application with the landlord. If they are happy, we will book a physical viewing at the property

4. After the viewing you will provide your feedback on the automatic feedback form. If the landlord selects your application, you will pay a 1 week's rent holding deposit and proceed to the referencing

5. Once the references are complete and acceptable, you will book your move in date. The contract will be sent out the week before

6. You will need to pay your first months rent and deposit a few days before your move in date (minus the 1 week's rent holding deposit you already paid)

7. You will need to bring your original passport with you on the day you collect the keys for the physical Right to Rent checks

## 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.

