



READINGS

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£900 PCM

22 Castle Road, Kirby Muxloe, Leicester, Leicester, LE9 2AB

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Wow! This fabulous end terraced property lies in a great spot close to the village centre and the highly regarded local primary school. Inside you'll find double glazing and gas central heating and accommodation including 2 reception rooms, fitted kitchen with built in electric oven and hob, 2 double bedrooms and a large fitted bathroom/en-suite. The bathroom is accessed through the second bedroom. Outside there's a small garden to the front and a large, established rear garden. On street parking and a residents car park on Castle Road. Viewing is a must! Council tax band B ****PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANCY SO THE PROPERTY MAY DIFFER**** - Available around the end of September 2026

Front Reception Room

13'5" into bay x 11'9" (4.1m into bay x 3.6m)

Rear Reception Room

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

Kitchen

9'10" max 8'10" min x 7'2" (3m max 2.7m min x 2.2m)

With modern, contemporary styled soft close units, built in oven, hob and extractor hood. Useful walk-in pantry.

First Floor Landing

Bedroom 1 Front

13'5" max x 11'5" (4.1m max x 3.5m)

Bedroom 2 Rear

15'1" x 13'5" (4.6m x 4.1m)

Bathroom/WC

13'1" x 6'10" (4m x 2.1m)

Fitted with modern white suite comprising "P" shaped bath with shower over, low flush WC and wash hand basin.

Outside

Fore garden to the front. Large established rear garden with brick outbuildings.

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.

