



# READINGS

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**£2,500 PCM**

11 John Glover Drive, Houghton-On-The-Hill, Leicester, LE7 9HW

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This stunning modern detached home allies in a terrific spot with rural views to the rear. It lies on the edge of Houghton on the Hill, a popular village east of Leicester well served by a good range of local amenities and road links. The house was built by Messrs Davidsons to a high specification to include gas central heating and double glazing. Inside you'll find a welcoming reception hallway, cloakroom/WC, spacious sitting room running front to back, study and a hugely impressive living kitchen/dining room. This room benefits from a tall, vaulted ceiling and gallery area and extensive range of built-in appliances to include induction hob, stainless steel extractor fan, ovens by AEG, fridge freezer and dishwasher. Modern high gloss contemporary style units combine well with the quartz work surfaces. Bi-fold doors lead from this room into the garden. There's also useful utility room off. On the first floor is a landing with galleried area leading to the master bedroom suite with walk-in wardrobes and en-suite shower room. There are three further generous first floor bedrooms and a family bathroom/WC with four piece suite. On the second floor there's a further bedroom suite with staircase leading to a study/sitting area with large double bedroom off with built-in wardrobes and a further shower room/WC. Outside there are well tended and planted gardens to the front, side and rear, with the rear garden benefiting from a walled boundary. There is also a large driveway with car standing and a garage with automatic up and over door. Internal viewing of this stunning property can't be recommended highly enough! Council tax band G

## Reception Hall

With communicating doors off and under stairs storage cupboard.

## Cloakroom/WC

7'2" x 5'0" (2.20m x 1.54m)

With modern suite comprising toilet and wash hand basin.

## Study

12'2" x 6'8" (3.72m x 2.05m)

## Sitting Room

20'11" x 11'10" (6.39m x 3.63m)

With patio doors to garden.

## Living Kitchen/Dining Room

23'2" x 19'8" (7.08m x 6.01m)

A stunning room with galleried area with tall ceiling and feature lighting, range a modern high gloss contemporary styled unit, quartz work surfaces, appliances to include induction hob with stainless steel extractor over, AEG oven and micro-combination oven, dishwasher, fridge and freezer. There are bi-fold doors to the rear garden.

## Utility Room

With worksurface and central heating boiler.

## First Floor Landing

With access to a further galleried landing, over the kitchen, which in turn leads to:

## Master Bedroom

14'0" max x 13'0" (4.28m max x 3.97m)

With built in wardrobes and windows to the rear with countryside views beyond.

## En-Suite Shower Room

With large walk-in shower cubicle, wash hand basin and toilet.

## Bedroom 2 Rear

12'3" x 9'0" (3.75m x 2.76m)

With built in wardrobes.

## Bedroom 3 Front

9'11" x 8'2" (3.04m x 2.51m)

With double wardrobe.

## Bedroom 4 Front

9'11" x 8'0" (3.04m x 2.44m)

## Family Bathroom/WC

With 4 piece suite comprising panelled bath with diverter shower, separate shower cubicle, wash hand basin and toilet.

## Second Floor Bedroom Suite

With Study/Sitting area with storage cupboard off door to:

## Bedroom 5

16'9" x 12'1" (5.11m x 3.70m)

With 2 Velux windows and built in wardrobes.

## Bathroom/WC

9'4" x 4'9" (2.87m x 1.47m)

With shower cubicle, wash hand basin and toilet.

## Outside

There are lawned and well planted gardens to the front and side. A driveway with ample off road parking leads to a detached double garage with internal measurements of 5.35m x 5.13m and an automatic up and over door. There's a super walled rear garden with shaped lawn, patio and timber shed.

## 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.

