

# MELBOURNE

## Sales & Lets



### Leawood Gardens, Drakelow, Burton on Trent DE15 9WN

### £1,500 PCM

New build, executive three-bedroom DETACHED property To Let upon the Dracan Village estate within Drakelow, Swadlincote. Unfurnished!

The property comprises from entrance hall, extensive bay fronted lounge, open plan kitchen diner which benefits from built-in fridge freezer, double oven, five burner gas hob with extractor above and there is also a utility cupboard. Off the kitchen diner there is also French doors that open onto the rear garden. To the ground floor there is also a WC/cloakroom.

To the first floor there is a primary bedroom suite having ensuite shower room, a further two double bedrooms and family bathroom comprising of bath with shower above, low flush WC and wash hand basin. Externally the property sits on a good-sized plot having off-road parking to the front for two vehicles which gives access into a single garage, a good size lawn area to the front with a path to the side which gives access into an enclosed rear garden having a spacious patio along with a lawn.

The property is finished to the highest of standards and we recommend anybody looking to rent a property of this calibre to contact us as soon as possible as they rarely come available within this location!

# Leawood Gardens, Drakelow, Burton on Trent DE15 9WN

## Lettings Advert Footer

EPC Grade: B

Council Tax: Your property is in Council Tax Band: C

Please note that a guarantor may be required in some circumstances.

### Application Process

Once you have viewed the property, please submit your application online via our website.

If your application is successful, a holding deposit equivalent to one week's rent will be required to secure the property. For this property, the amount is £346.15.

This payment will reserve the property while we conduct credit checks and obtain references.

On the move-in date, the following payments will be required:

#### Payment Amount

Security deposit £1,730.75

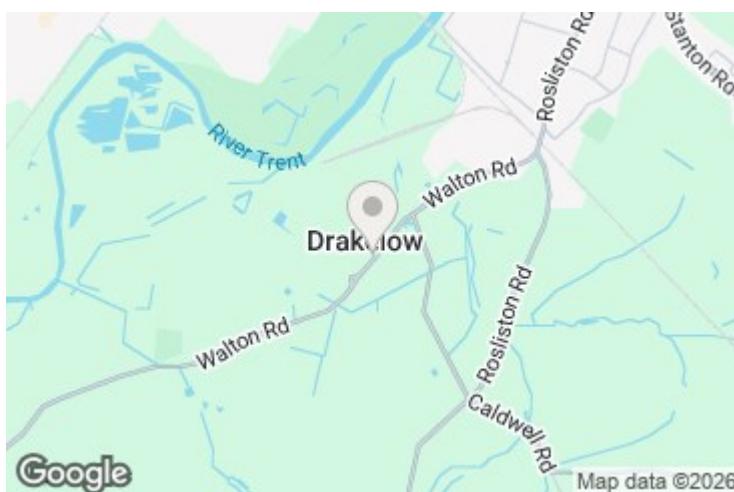
First month's rent £1,500.00

Less holding deposit £ 346.15

Total payable £2,884.60

If you have any questions, please do not hesitate to contact us.

**Disclaimer:** These particulars, while believed to be accurate, are provided as a general guide only and do not form part of any offer or contract. Prospective tenants should not rely on these particulars as statements of fact and should satisfy themselves, through inspection or other means, as to their accuracy. No employee of this agency has the authority to make or give any representation or warranty in respect of the property.



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2022

