

2 Walton Hill, DE74 2XG

£1,600 Per Calendar Month

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Marriotts



2 Walton Hill
, DE74 2XG

- Detached
- Redecorated
- Double glazing
- Four bedrooms
- Gas central heating
- Garage and driveway

A redecorated, four bedroom detached family home with good sized gardens and detached garage. Viewing is a must!





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Overview
The property comprises -

* Denotes flooring that will be replaced.

Entrance Hallway
With radiator, cupboard and new vinyl flooring*

Ground floor cloakroom
Having a white suite, radiator and UPVC double glazed window.

Lounge
With feature solid fuel fireplace, three radiators, and three UPVC double glazed windows.

Kitchen
Having a range of wall and base units including an electric oven, gas hob, extractor hood, radiator, two UPVC double glazed windows and door to the rear garden. New vinyl flooring* and dishwasher**.
** Please note this item is goodwill only and won't be repaired or replaced by the landlord.

Stairs and landing
UPVC double glazed window to the front.

Bedroom 1
To the front with radiator, built in wardrobe, UPVC double glazed window and new carpet*.

Bedroom 2
To the rear with radiator, UPVC double glazed window and new carpet*.

Bedroom 3
To the rear with radiator, UPVC double glazed window and new carpet*.

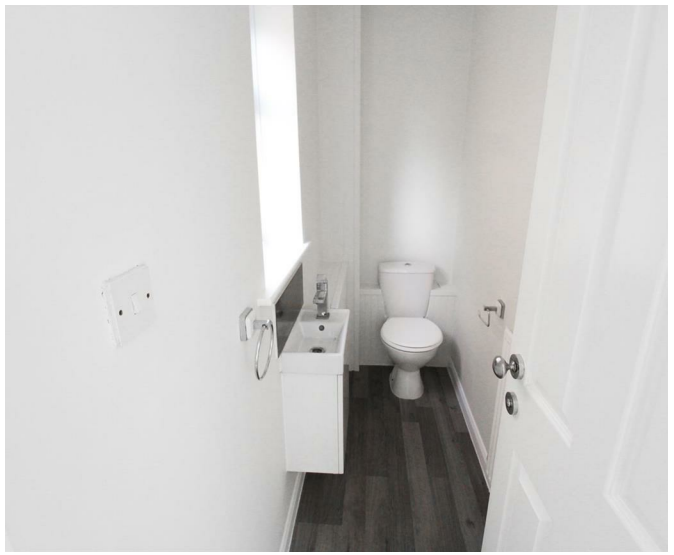
Bedroom 4
To the rear with radiator, UPVC double glazed window and new carpet*.

Bathroom
Having a white suite with shower over the bath, airing cupboard, radiator, UPVC double glazed window and wood effect vinyl flooring/

Outside
Good sized gardens with mature trees and shrubs. Garage with electric door (5.11m x 4.89m) and driveway.

Material Information
AVAILABLE - December 1st 2026.
DEPOSIT - £1845.00 You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited to the security deposit when acceptable references are completed.
MANAGEMENT OF TENANCY - Marriotts will be









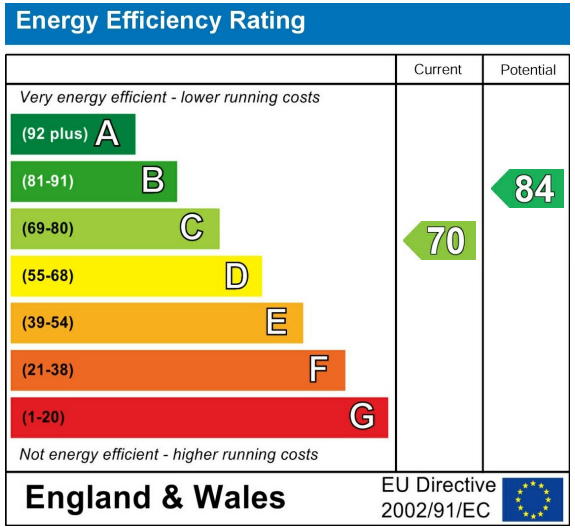


managing the tenancy.
UTILITIES - Mains gas, electric, water and sewerage.
GAS & ELECTRIC SUPPLIER - Ovo Energy.
WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band E - North West Leicestershire Council.
BROADBAND AVAILABILITY - https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958 - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE - https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958 - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGER POINT - Available.
FLOOD RISK - Low.
ACCESS AND SAFETY INFORMATION - Level access.

References and credit checks will be required.









Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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