



**53 Packhorse Drive, Enderby, LE19 2RN**

**£1,300 Per Month**

An attractive, three bedroom, end town house, on the edge of the popular village of Enderby, south west of Leicester with convenient access to the M69/M1 motorways, Fosse Park shopping centre and Meridian Business Park.

This well presented property has three well proportioned bedrooms, a recently refurbished family bathroom, living room and dining room with solid oak flooring, fully equipped kitchen, a driveway providing off-road parking for two cars and a single garage.

The property is Council Tax Band C and EPC rating C.

Available from the middle of February 2024.





### Property Information

A beautifully presented, modern end town house, on the edge of the popular village of Enderby offering convenient access to both M69 and M1 motorways, Brockington College, and a range of useful amenities. The town of Narborough and the city of Leicester, with mainline rail connections to London and the North lie nearby as does Fosse Park, Grove Business Park and blue chip employers such as Next PLC and Santander on the edge of the village.

This modern end town house, lies on a generous corner plot, has uPVC double glazed windows fitted throughout, gas central heating, a driveway for two vehicles and a single garage.

The accommodation briefly comprises:

\* Entrance Hall with ceramic tiled flooring, smoke alarm, double radiator and central heating thermostat.

\* Ground floor WC with solid oak flooring, white low level WC and wash hand basin, single radiator and wall mounted consumer unit.

\* Spacious living room, to the front of the property, with solid oak flooring, single radiator, TV aerial point and BT fibre phone socket.

\* Dining Room with solid oak flooring, uPVC French doors leading to the garden and a large under stairs storage cupboard.

\* Kitchen with a range of white base units with grey worktop, stainless steel sink unit with mixer tap, with appliances including Hotpoint washing machine, integrated electric oven, four ring gas hob with stainless steel extractor over, and fridge/freezer. There is also the space and plumbing for a slimline dishwasher (not provided by the landlord). One wall

mounted cupboard houses the gas condensing boiler and there is a half- glazed door to the garden.

\* Family bathroom furnished with a white three piece bathroom suite, including bath with shower overhead, restored parquet flooring and useful vanity sink unit.

\* Bedroom one to the rear of the property, overlooking the garden, that comfortably accommodates a king size bed, and benefits from built in double wardrobe and three drawer unit with shelves above.

\* Bedroom two overlooking the front of the property.

\* Bedroom three, also to the front of the property, benefitting from large built in storage cupboard with shelves. Although the smallest of the three bedrooms, this room can also accommodate a double bed.

\* Single brick built garage with light and power, up and over door to driveway and pedestrian door to the side.

\* Large garden to the side and rear of the property, principally laid to lawn, but with two stoned seating areas and a useful shed for additional storage.

### Viewings

\*Virtual tour available\* Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at [www.fothergillwyatt.com](http://www.fothergillwyatt.com)

### Permitted Payments to Agents

Letting costs (Housing Act 1988 (as amended) Assured Shorthold Tenancy)

In addition to paying the rent - as stipulated in the tenancy agreement - you will be required to make the following payments:

#### 1. Before the tenancy starts:

- Holding Deposit of £300 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)

- Deposit: £1500 (equivalent to 5 weeks' rent calculated as 1 months' rent x 12 months / 52 weeks x 5 weeks)

#### 2. During the tenancy:

- £50 including VAT if the tenancy agreement is changed at your request
- Interest on the late payment of rent at a rate of 3% above the Bank of England base rate
- Locksmith's charges (plus VAT if applicable) for any reasonably incurred costs for the loss of keys/security devices

#### 3. Should you need to terminate your tenancy early:

- Any unpaid rent or other reasonable costs associated with your early termination of the tenancy
- Landlord's reasonable costs for re letting the property should a new tenant move in prior to the end of the original tenant's agreement (this cost will be as per the landlord fee schedule which is available upon request)

#### Please note:

On early termination of the tenancy, the tenant will remain liable for rent and all utilities until such time that a new tenancy supersedes theirs.

All these payments should be made to the Landlord's Agent - Fothergill Wyatt Limited.

#### 4. During the tenancy, directly to the provider:

- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite (if permitted and applicable)
- Subscription to cable/satellite supplier
- Television licence
- Council Tax
- Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Non-Housing Act Tenancies will incur a different scale of costs which are available on request.

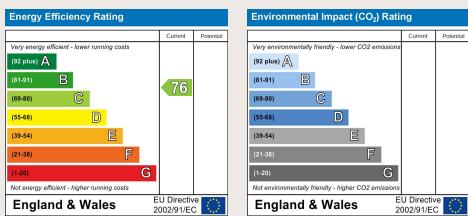
### Tenant Protection Information





Client Money Protection is provided by RICS.  
 Independent Redress is provided by The Property Ombudsman.  
 To find out more information regarding these, see details on the Fothergill Wyatt's website or by contacting us directly.

All deposits for properties fully managed by the agent are protected with the Custodial Tenancy Deposit Scheme.



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 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
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