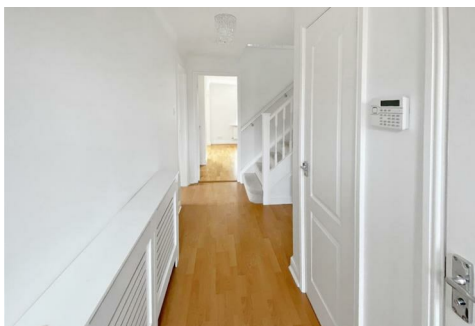




12 Scalborough Close, Leicester, LE8 5XH

£1,700 Per Month

Situated in a quiet south Leicestershire village, this spacious and beautifully maintained detached family home has spacious and versatile living accommodation which in brief comprises: Entrance hallway, WC, study, kitchen and a large living room / diner. First Floor: Four bedrooms, one with an en suite, and family bathroom. Outside: driveway parking, a large rear garden and a detached double garage.

Entrance hallway



Entered via a composite and glazed front door, with stairs rising to the first floor and doors leading to the WC, study, lounge, kitchen and storage cupboard. Radiator.

WC

With an obscure window to the front aspect, fitted with a low level WC, pedestal wash basin and a radiator.

Study



With a window to the front aspect and a radiator.

Kitchen



With windows to the front and side aspect, a door leading outside and an opening to the lounge/diner. Fitted with a range of wall and base storage units with worksurfaces over and an integrated electric oven and hob together with an extractor hood over. Additionally there is a fitted dishwasher and fridge freezer, with space/plumbing for a washing machine.

Lounge Diner



With double opening French doors leading to the rear garden and a bay window to the rear aspect. With a feature fireplace and three radiators.

Landing

With a window to the side aspect, doors leading to all first floor accommodation, access to the loft and a radiator.

Bathroom



With an obscure window to the front aspect, fitted with a low level WC, pedestal wash basin and a bath with a shower over and a glass screen. Heated towel rail/radiator.

Master Bedroom



With a window to the front aspect and a door to the ensuite, there are fitted wardrobes and a radiator.

En Suite



With an obscure glass window to the front aspect, fitted with a low level WC, pedestal wash basin and a shower cubicle. Heated towel rail/radiator.

Bedroom Two



With a window to the rear aspect and a radiator.

Bedroom Three



With a window to the rear aspect and a radiator.

Bedroom Four



With a window to the rear aspect and a radiator.

Outside



The rear garden is largely laid to lawn with a patio area and borders. There is a side access gate leading to the front of the property and a door leading to the garage. The front of the property had a lawn area and driveway parking to the side which leads to a double detached garage.

Tenant Fees & Protection Information

TENANT FEES AND PROTECTION INFORMATION

As well as paying the rent, you may also be required to make the following Permitted Payments:

PERMITTED PAYMENTS

Before the tenancy starts (payable to Carlton Estates)

Holding Deposit: An amount equal to one week's rent. (This will be deducted from the first rent payment)

Deposit: An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security devices.

During the tenancy (payable to the provider)

Utilities – Gas, Electricity, Water
Communications – Telephone and Broadband
Installation of Cable, Satellite, TV aerial
Subscription to Cable, Satellite, TV licence
Council Tax

Other Permitted Payments

Any other permitted payments not included above under the relevant legislation, including contractual breaches and damages.

Damages

The tenant(s) will be liable for any damages to any part of the property caused by the tenant. The costs of repair of any such damages and / or missed contractual appointments will be billed directly to the tenant(s) and will be deducted from the deposit if they are unpaid at the end of the tenancy. Court action may be taken by the Landlord against the tenant to recover such unpaid costs during the tenancy.

TENANT PROTECTION INFORMATION

Carlton Estates are members of the following schemes:

Client Money Protect (CMP) – Membership number – CMP001562

CM Protect Limited

Premiere House

1st Floor

Elstree Way

Borehamwood

WD6 1JH

The Property Ombudsman – Membership number – D0157

The Property Ombudsman

Milford House

43 – 55 Milford Street

Salisbury

Wiltshire

SP1 2BP

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

