



**12 SAVILLE DRIVE, SILEBY,
LOUGHBOROUGH, LEICESTERSHIRE, LE12 7US**



RENT £ 1425.00 P.C.M. EXCLUSIVE

This detached four bedroom property will be available from the end of April. It was refurbished in the summer of 2019 to include a new kitchen, en-suite shower room, decorations and carpets throughout. The accommodation on offer includes entrance hall with spacious W.C and study, lounge, dining room and conservatory and a breakfast kitchen with utility off. To the first floor, there are three double bedrooms and a good sized single bedroom. En-suite shower room to the master bedroom and a separate family bathroom. To the front of the property there is a detached double garage and driveway for several vehicles, shaped lawn to the rear patio area and lawn. This property would suit a professional family with children. It is within easy reach of local commuter routes to Nottingham, Derby and Leicester. Energy Rate C. There is a holding deposit of £325.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £1640.00 will be required, along with the first month's rent, before the tenancy commences. Restrictions apply, please contact the office for further details.

THINKING OF LETTING?

**For a FREE APPRAISAL of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Lettings

ACCOMMODATION:

ENTRANCE HALL: Staircase rising off to the first floor accommodation. Two ceiling light points. Central heating radiator. Under stairs storage cupboard. Internal doors leading to:-

STUDY: 7'0" X 6'5" UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

W.C: Comprises of W.C and wash hand basin. UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

LOUNGE: 14'0" X 13'6" (4.3m X 4.1m) plus bay. Walk in UPVC bay window to the front elevation. Feature fire place. Ceiling light point. Three wall light points. Central heating radiator. Doors through to:-

DINING ROOM: 10'8" X 8'9" UPVC double-glazed doors opening on to the conservatory and to the rear. Ceiling light points. Central heating radiator. Doors through to kitchen and:-

CONSERVATORY: 8'8" X 8'1" (both maximum). Comprises of brick base with UPVC double-glazed windows and Perspex roof. Double doors opening to rear garden:-

KITCHEN/BREAKFAST ROOM: 16'6" X 8'9" Comprising of range of base and eye level units with roll edge work surface. Inset stainless steel sink and side drainer with mixer tap over. Integrated oven and hob with extractor fan over. Integrated dishwasher. Space for fridge-freezer. Two double-glazed windows to the rear elevation. Ceiling light point. Door opening through to:-

UTILITY ROOM: 7'0" x 5'7" Base units with inset sink. Space and plumbing for washing machine. Central heating boiler. UPVC double-glazed door to the rear elevation. Ceiling light point.

LANDING: Ceiling light point. Loft access hatch. Door to the airing cupboard housing the hot water heater. Internal doors lead to:-

BEDROOM ONE: 10'11" x 9'6" plus wardrobe recess. UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Built-in furniture to include three wardrobes and one shorter wardrobe with bed side cabinet below. Two bedside cabinet in total and further chest of draws. Door leading to:-

EN SUITE: Comprises of a three piece suite to include walk-in shower cubicle. W.C and wash hand basin. Window to the front elevation. Ceiling light point. Heated ladder effect towel rail.

BEDROOM TWO: 10'1" X 11'0" UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

BEDROOM THREE: 12'8" X 9'11" UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

BEDROOM FOUR: 9'11" X 6'9" UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Three built-in wardrobes.

BATHROOM: Refitted in 2018. Comprises of panelled bath with shower attachment over. W.C and wash hand basin. Inset vanity unit. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

OUTSIDE: Outside to the front, there is a driveway providing off road parking which leads to the detached double garage with an up and over door and personal access door to the rear. The rest of the garden is laid to a shaped lawn with planting borders adjacent to the house. Tiled step leads to covered storm porch which leads to the front door. There is a walk way around to the right hand side leading to the rear garden. Garden to the rear is laid to a patio area and the rest of the garden is mainly laid to planting borders to the side and to the rear.



COUNCIL TAX BAND: E

DIRECTIONAL NOTE: From our office, proceed in a southerly direction on the A6 Leicester Road. Continue out of the town centre onto Loughborough Road/A6. At the roundabout, take the second exit onto the bypass proceeding for some distance. At the next roundabout, take the second exit to stay on the A6. Take the next exit towards Sileby. At the T-junction turn left onto Mountsorrel Lane and follow this along until you reach the junction of Barrow Road in the village of Sileby. Turn right onto Barrow Road and continue along taking a left hand turn onto Phoenix Drive. Turning left, follow the road around to the right where Saville Drive is located on the right hand side. Number 12 is located at the bottom of cul-de-sac in the corner on the right hand side.

RESTRICTIONS: No Pets. No Smokers. No Sharers. There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down. You can either fill in an application form and wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.

THE TENANCY AGREEMENT: An assured shorthold tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign-up when a security deposit together with the first months rent will be required. This payment must be by bankers draft, pre-printed building society cheque or cash. (However, due to recent changes in legislation we are unable to accept cash over £1,000.)

All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy.

Ongoing rent is payable calendar monthly in advance by standing order.

If you require any further information please contact our Residential Property Management Department.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met a holding deposit equivalent to one week's rent will be required upon successful application for the property. Additional paperwork will be provided once the application has been accepted stating the terms and conditions regarding the holding deposit along with the referencing forms.

IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details were produced on 6th March 2024 and are for illustrative purposes only. We are members of The Property Ombudsman scheme. The photos were taken in June 2021 and are for illustrational purposes. They may not reflect the current condition of the property.



Ground Floor



First Floor

