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£1,450 PCM

82 Stoughton Road, Oadby, Leicester, Leicestershire, LE2 4FN

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This fabulous detached home lies in a really popular spot in Oadby. Inside you'll find a bright and welcoming reception hall, cosy living room, dining room which opens to the garden and a good sized fitted kitchen with electric cooker, under counter fridge and freezer. Upstairs there are 3 bedrooms and a modern bathroom with a bath and separate shower cubicle. Outside there's a large in-and-out driveway with a single garage leading to an established rear garden. Viewing is a must! Council tax band D **PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANCY SO THE PROPERTY MAY DIFFER**

Reception Hall

Lounge
14'5" into bay x 12'1" (4.4m into bay x 3.7m)

Dining Room
12'5" x 9'10" (3.8m x 3m)

Kitchen
9'2" x 8'10" (2.8m x 2.7m)

First Floor Landing

Bedroom 1 Front
14'5" into bay x 12'1" (4.4m into bay x 3.7m)

Bedroom 2 Rear
12'5" x 10'2" (3.8m x 3.1m)

Bedroom 3 Rear
9'2" x 8'10" (2.8m x 2.7m)

Bathroom/WC

Outside
Front "in and out" driveway leading to a single brick garage with automatic roller door. Established lawned rear garden.

Lettings Viewing Procedure
1. We'll initially e-mail you a pre-application form, prior to arranging a physical viewing at the property.

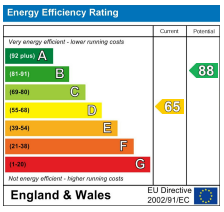
Please complete this and e-mail back to us.

2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now- it will only show up on your credit check if you don't!

3. We will discuss the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company. We'll need to see physical copies of your passport and any visas (if applicable) please.

4. On the day that you move into the property you will need to pay your first months rent and deposit. Deposit is 5 weeks rent payable on your move in date.

Agent's Note
CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



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