

**TO LET**

£1,200 pcm



## **1 Brooker Close, Coalville, Leicestershire. LE67 4GJ**

- Three Bedroom Detached Property
- Available From 1st February 2026
- Single Garage
- Master Bedroom With En Suite
- Enclosed Rear Garden
- Driveway Parking
- Close To Local Amenities
- EPC Rating C
- Council Tax Band C



**Reddington Sales & Lettings**

20-22, Main Street, Thringstone, Coalville, LE67 8NA

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## PROPERTY DESCRIPTION

This well-presented three-bedroom detached home is ideally located close to local amenities and offers comfortable, modern living. The property features a spacious master bedroom with en suite, two further well-proportioned bedrooms, and a bright, welcoming living space. Externally, there is an enclosed rear garden perfect for relaxing or entertaining, along with the added benefit of a single garage. Available to let from the start of February, this desirable home is sure to attract strong interest—contact us today to arrange a viewing.

EPC Rating C      Council Tax Band C

Payments before the tenancy starts to Reddington Homes the Agent:

Holding Deposit: 1 week's rent £276.92

Deposit: 5 weeks rent £1,384.61

Payments during the tenancy (payable to the Agent):

Payment of £25.00 if you want to change the tenancy agreement.

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate.

Payment of £25 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy



Reddington Homes is a member of Client Money Protect CMP 005689, which is a client money protection scheme and also a member of The Property Ombudsman D14125, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

## ROOM DESCRIPTIONS

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