

TO LET

£1,400 pcm



10 George Smith Drive, Coalville, Leicestershire. LE67 3JP

- Available NOW
- Four Bedroom Detached Property
- Single Garage & Driveway for Multiple Cars
- Master Bedroom With En Suite
- Utility Room & WC
- Separate Dining Room
- Fitted Wardrobes
- EPC Rating C
- Council Tax Band D



Reddington Sales & Lettings

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

01530 223402

info@reddingtonhomes.co.uk





PROPERTY DESCRIPTION

Situated in a cul-de-sac location, near the park and within walking distance to the town, this 4-bedroom detached family home offers the perfect blend of space and comfort. The property features a spacious breakfast kitchen, ideal for busy mornings, and a separate dining room for family gatherings. The bay-fronted window in the lounge brings in plenty of natural light, creating a welcoming atmosphere. With the added benefit of a separate utility room and a detached garage with off-road parking, convenience is a priority. The master bedroom boasts an en-suite shower room, while two of the additional bedrooms come with fitted wardrobes. The enclosed garden provides a private outdoor space, perfect for relaxing or entertaining.

EPC Rating C Council Tax Band D

Payments before the tenancy starts to Reddington Homes the Agent:

Holding Deposit: 1 week's rent £206.53

Deposit: 5 weeks rent £1032.69

Payments during the tenancy (payable to the Agent):

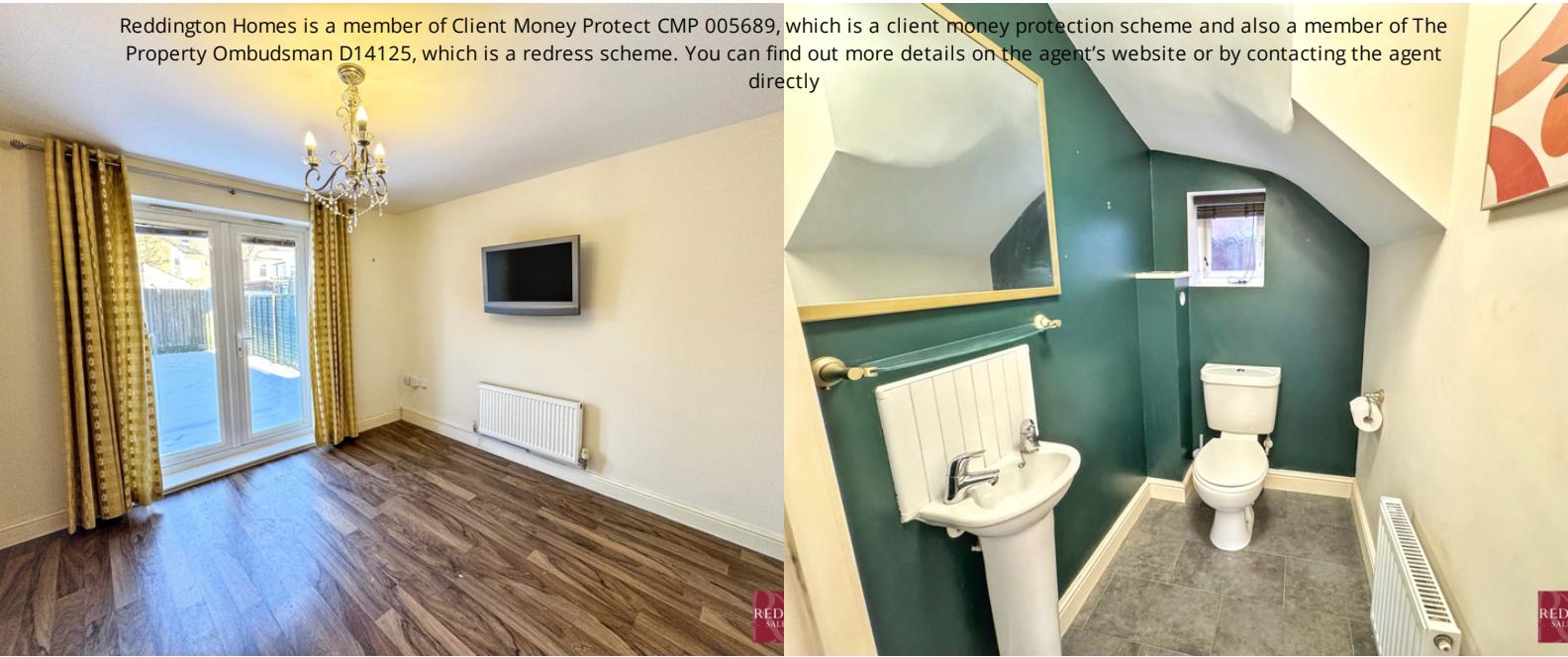
Payment of £25.00 if you want to change the tenancy agreement.

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

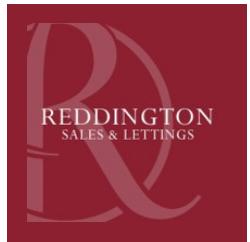
Reddington Homes is a member of Client Money Protect CMP 005689, which is a client money protection scheme and also a member of The Property Ombudsman D14125, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly



ROOM DESCRIPTIONS



FLOORPLAN & EPC

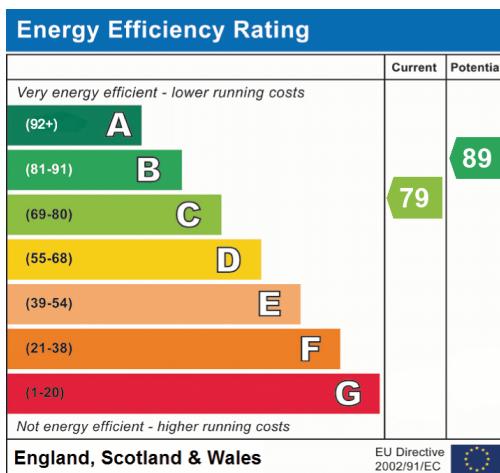


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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