To Let - Lakeside Avenue, Albert Village / £1,300.00 PCM / Ref: 000002232

3 2 1 2

- NEW TO MARKET 3-BED SEMI-DETACHED HOME
- Viewing strongly recommended
- Master bedroom with en-suite
- High quality build of 8 individual designed homes
- All white goods included
- available mid September 2026
- EPC rating "C"
- Energy-efficient Mitsubishi Ecodan 5kW air source heat
- The property is within the heart of the National Forest

To Let - Lakeside Avenue, Albert Village / £1,300.00 PCM / Ref: 000002232

NEW TO MARKET 3-BED SEMI-DETACHED HOME in the sought after location of Albert Village which offers good road links.

Quality high architect-designed individual homes that sits on a small development of just 8 properties.

Comprising of entrance hall with quality tile quarry floorings.

Large open-plan living/dining area with high quality modern fitted kitchen which offers all whitegoods to include oven, hob, extractor, washer, fridge, freezer.

Wc cloakroom.

Patio doors lead out onto a beautiful rear enclosed garden with paved patio area and lawns.

To the first floor there are 3 bedrooms Master bedroom with en suite shower room.

Modern family bathroom.

Rear gate leads out to the 2 car parking area (still work in progress)

Double glazing, and an energy-efficient Mitsubishi Ecodan 5kW air source heat pump.

EPC rating "C"/council tax band tbc

Albert Village occupies a most strategic location lying in the district of North West Leicestershire.

It is located within the heart of the National Forest which enjoys many country walks and cycle paths, and close by is the nationally renowned Conkers Visitor Centre with its many attractions.

Within Albert Village is the local lake set within a beautiful countryside, checkout the photographs, this is well worth a visit at any time of the year.

The village enjoys a mix of traditional terraced houses with small modern estates, with this small estate being the newest and supplemented by an excellent Church of England Primary School and village pub.

It also has frequent public transport to nearby Ashby-de-la-Zouch, Swadlincote and Burton upon Trent , Tamworth town centres.

The local primary School is located just a short walk away.

Viewing strongly recommended to secure this lovely property.

Property construction - standard
Electricity supply - mains
Water supply - mains
Drainage Type - mains sewer
Heating Gas central heating
Broadband FTTP (fibre to the premises)
Mobile signal/coverage - You may experience some issues with mobile coverage according to Ofcom Mobile checker - please check their website for specific speeds and coverage information

Our standard deposit is calculated based upon the passing rent, and varies from property to property, usually calculated

at 5 weeks rent.
A holding deposit of 90 is required to reserve the property.
For more information, please contact a member of our Lettings Team at our Ashby de la Zouch branch.

To avoid missing out on this exceptional property call the team and book a viewing.

01530411900.

To Let - Lakeside Avenue, Albert Village / £1,300.00 PCM / Ref: 000002232

To Let - Lakeside Avenue, Albert Village / £1,300.00 PCM / Ref: 000002232

To Let - Lakeside Avenue, Albert Village / £1,300.00 PCM / Ref: 000002232

To Let - Lakeside Avenue, Albert Village / £1,300.00 PCM / Ref: 000002232

Energy performance certificate (EPC)

4 Lakeside Avenue Albert Village Swadlincote DE11 8HJ	Energy rating **B**	Valid until:	4 September 2035
		Certificate number:	8900-0554-0132-2004-3153

Property type	Mid-terrace house
Total floor area	88 square metres

Rules on letting this property

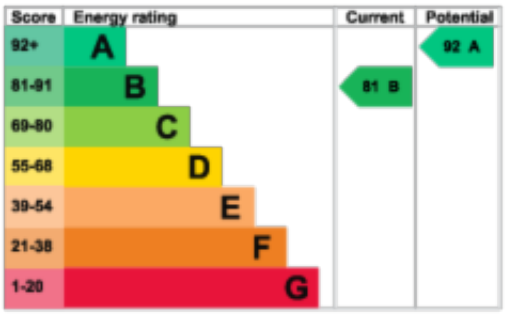
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60