

To Let - Yew Tree Court, Austrey / £1,750.00 PCM / Ref: 000001339



- WOW AND AV NOW
- Ground floor bedroom with en-suite shower room
- EER - B
- Good sized garage /Ample parking
- Viewing highly recommended

- Superb family fitted kitchen with appliances
- Master bedroom having en-suite shower room
- Study
- Spacious lounge with dining area
- Gas central heating/double glazed

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WOW NEW TO MARKET AND AV NOW.

A brand new one off designed large 4 bed detached modern property.

Comprising of canopy porch -

Entrance hallway - having double glazed door with side window, down lighters to the ceiling, stairs off to the first floor and under stairs storage cupboard.

Fitted cloakroom - with white w.c, wash basin, vanity cupboard, radiator, double glazed window and extractor fan.

Lounge - 8.03m x 3.66m max 3.20m min (26'4 12'0 max 10'6 min - with double glazed side window and two double glazed double doors leading to the rear garden.

Large dining area with outlook onto the beautiful garden.

Large modern kitchen - 4.95m x 4.83m (16'3 x 15'10) - superbly fitted with a range of light grey units with matching grey sink, having base units, seven single base units, single base units with drawers, two corner base units, larder unit, corner wall unit, six single wall units, built in dishwasher, washing machine, fridge freezer, oven and hob with extractor fan above.

Work surfaces and tiled flooring, breakfast bar with double base units set beneath and hanging light over.

Double glazed window and two double glazed doors leading to the rear garden

Study - 3.12m x 2.13m (10'3 x 7'0) -

Bedroom - 2.62m min 3.15m plus door recess x 4.11m (8'7 min - with double glazed bay window to the front, radiator and en-suite shower room off.

En-Suite shower room - with white w.c, wash basin with vanity cupboard, double sized shower cubicle, vertical radiator, extractor fan, down lighters to ceiling and wall mounted vanity cupboard with mirror doors.

To The First floor -

Master bedroom - 6.25m x 2.77m min 4.65m max (20'6 9'1 min 15'3 max - With double glazed bay style window to the front, two double glazed velux windows to the rear and radiator.

En-Suite shower room - with double sized shower, w.c, wash basin finished in white with vertical radiator, ceramic tiling, down lighters to ceiling and natural source lite to ceiling.

Bedroom (Front) - 3.86m x 3.96m (12'8 x 13'0) -

Bedroom - 2.29m x 3.96m max x 3.00m (7'6 13'0 max x 9'10) - with two double glazed velux windows.

Family bathroom - with a white suite having sculptured bath with shower over and shower screen.

W.c, wash basin within vanity cupboard, vertical radiator, ceramic tiling, double glazed window, down lighters to ceiling and extractor fan.

To The exterior -

To the front the property has a tarmacadam driveway which allowed shared access for two parking spaces to the neighbouring property, the driveway continues with reception area and parking to the front plus driveway to the side leading to garage and feature exterior lighting.

Garage - 3.00m x 6.20m (9'10 x 20'4) - With a remote control roller shutter door, double glazed door to the rear, pitched roof, light and power point.

Rear gardens with full width paved patio having lawns, gravel border area, trees and being completely enclosed.

Viewing strongly recommended to secure this lovely room.

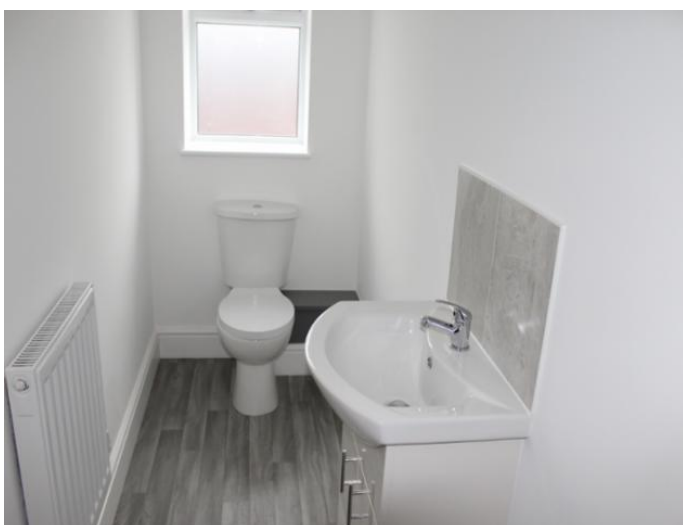
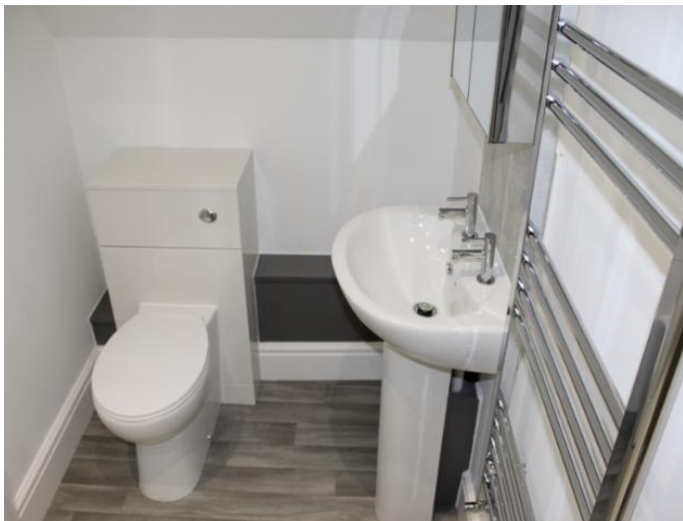
Our standard deposit is calculated based upon the passing rent, and varies from property to property, usually calculated at 5 weeks rent.

For details of this and any other fees that may become due during the term of your tenancy please contact a member of our Lettings Team at our Ashby de la Zouch branch.

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