



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.



Grundy Lane

Lissington
LN3 5AE

£650 pcm

"L" shaped hallway.
Lounge.
Kitchen with cooker.
Master bedroom with furniture.
double second bedroom.
Single bed 3/ dining room.
bathroom with corner bath.



Entrance hall

"L" shaped entrance hall having part glazed upvc entrance door, wood effect flooring, magnolia walls, central heating radiator, twin smoke alarms, loft access, built in storage cupboard incorporating shelving, part glazed oak effect doors to all other rooms, ceiling air purifier.

Lounge

16'6 x 11'8 Twin upvc double glazed windows to the front and side elevations, 3 central heating radiators, magnolia painted walls, television point, beige carpeting, central ceiling light and twin up lighters.

Kitchen

8'0 x 12'2 Upvc double glazed window to the rear elevation, part glazed upvc door leading to the rear elevation, fitted with a range of wall base and drawer units in light maple and coloured door fronts, beige working surfaces, free standing electric oven with extractor canopy above, plumbing for washing machine, stainless steel 1 ½ bowl corner sink unit, part tiling to the walls in white, wood effect flooring, heated chrome towel rail

Master bedroom

11'7 x 10'5 Upvc double glazed window to the front elevation, fitted with an extensive range of furniture comprising six wardrobes incorporating hanging rails and shelving, bed side tables with display shelving, tall boy robe, chest of drawers, matching headboard, magnolia painted walls, beige carpeting, central heating radiator.



Bedroom two

12'3 x 8'8 Upvc double glazed window to the rear elevation, central heating radiator, magnolia painted walls, beige carpeting.

Bedroom three/dining room

7'9 x 8'8 Upvc double glazed window to the rear elevation, central heating radiator, magnolia painted walls, beige carpeting.

Bathroom

Upvc double glazed window to the rear elevation, cream suite comprising, corner bath with shower over, pedestal wash hand basin, low level flush wc, part tiling to the walls, wood effect flooring, chrome towel rail, wall mounted medicine cabinet.

Single garage

Having up and over door.

Outside

Gardens to the front rear and side elevations mainly laid to lawn with planted borders, block paved driveway, corner summer house, garden shed, outside lighting and tap.

Fees

Once you have viewed your chosen property and would like to proceed with an application to rent, you may complete an Application form which will provide full details of the application process including fees, referencing procedures and other information relating to the proposed tenancy and property. The costs associated with your application will be £40

per applicant if you choose not to proceed with the application for any reason you will then forfeit the fee. All applications are subject to contract and satisfactory references and we reserve the right to decline an application.

In addition you will also need to pay £150 tenancy fee.

**Local Authority
Council Tax Band
EPC Rating**

TBC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.