



**50 Ashby Road  
Markfield  
LE67 9UD**



**£1,350 Per calendar month**

*Putting great property on the map*

# 50 Ashby Road, Markfield, LE67 9UD

## Property Description

A rare opportunity to rent this spacious detached bungalow with rolling views over miles of countryside! The property benefits from double glazing and gas central heating and comprises of: Entrance hall, dining area, large kitchen diner with a range oven, large lounge, second reception rooms (which could be used as fourth bedroom) and 3 further bedrooms, master with 4 piece en-suite and 2 further bedrooms and family bathroom. Outside you'll find a wrap around decking area to the rear, a summerhouse and large lawn. There is parking at the front of the bungalow for a number of cars. Viewing highly recommended!

## Entrance hall

## Dining area 3.38 x 3.37 (11'1" x 11'1")

## Kitchen/diner 3.56 x 6.26 (11'8" x 20'6")

## Utility room 1.7 x 2.4 (5'7" x 7'10")

## W/C

## Lounge 4.3 x 7.1 (14'1" x 23'4")

## Second reception room/fourth bedroom 6.4 x 3.58 (21'0" x 11'9")

## Master bedroom 5.4 x 3.39 (17'9" x 11'1")

## En suite bathroom

## Bedroom 2 3.26 x 2.76 (10'8" x 9'1")

## Bedroom 3 2.86 x 2.92 (9'5" x 9'7")

## Family bathroom

## Garden

## Application Procedure and Fees

1. Return the completed application form(s) to us with the relevant fee:

i) Single Application- £220 inc VAT

ii) Joint Application - £280 inc VAT

iii) Guarantor- or Additional Person Application Fee+ £70 inc VAT

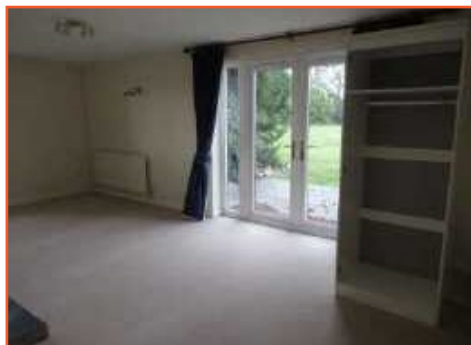
iiii) Deposit 6 weeks rent payable on your move in date

2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now- it will only show up on your credit check if you don't!

3. We will discuss the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company. Please note that once the application has been submitted to the referencing company all fees are non-refundable.

4. On the day that you move into the property a sign up fee of £60 inc VAT will be applicable and will need to be paid on the first day of your tenancy along with

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
	56	65		50	58



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# READINGS