



**5 Sandford Road  
Syston  
LE7 2JZ**



**£625 Per calendar month**

*Putting great property on the map*

# 5 Sandford Road, Syston, LE7 2JZ

## Property Description

A superb 2 bed terrace home within walking distance of Syston Town Centre. The property benefits from double glazing and gas central heating and comprises of; 2 reception rooms, modern fitted kitchen with integrated cooker, 2 good sized bedrooms and a luxurious bathroom. Outside you'll find a rear paved yard with handy storage space in the 2 outbuildings and across the shared path a lawned garden with patio area. Viewing essential! Available December 2019. No Pets Allowed

**Front reception room 11'8 max x 13'9 max (3.56m max x 4.19m max)**

**Rear reception room 12' max x 11'9 (3.66m max x 3.58m)**

**Kitchen 13'4 x 6'9 (4.06m x 2.06m)**

Modern fitted kitchen with a range of base and eye level units and an integrated fan assisted oven with gas hob.

## Landing

**Bedroom 1 11'9 max x 12' (3.58m max x 3.66m)**

**Bedroom 2 8'8 max x 11'9 (2.64m max x 3.58m)**

**Bathroom 13'4 x 6'9 (4.06m x 2.06m)**

A fantastic modern bathroom comprising of; low flush w/c, wash hand basin, bath and separate shower cubicle.

## Garden

A rear paved garden with handy outbuildings leading to a lawned garden with patio area.

## Application Procedure and Fees

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1.Return the completed application form(s) to

us along with your passports and proof of your address.

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!

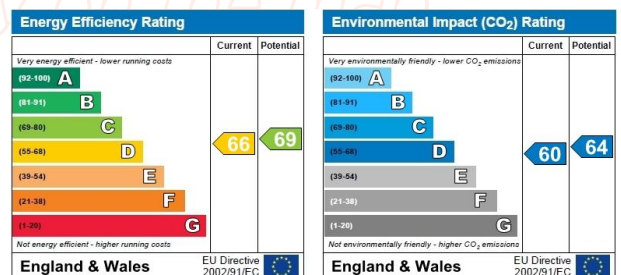
3.We will discuss the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company.

4. On the day that you move into the property you will need to pay your first months rent and deposit

i) Deposit is 5 weeks rent payable on your move in date

## Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Sales Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



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# READINGS