



17 Spitfire Road, Castle Donington, DE74 2AP

£1,400 Per Month

Located on the popular Spitfire Road, this detached house presents an excellent rental opportunity for families and professionals alike.

Boasting four well-proportioned bedrooms, this property offers ample space for comfortable living.

The well proportioned accommodation includes entrance hall with guest cloakroom, lounge, kitchen/diner, utility cupboard. To the first floor, four bedrooms (master with en-suite) and family bathroom. Double glazing to windows, gas fired central heating system.

Off road parking on private driveway and detached garage.

Please note the landlord will leave Two king size bed ,Small two tv in the bedrooms, Lights fittings IN THE PROPERTY.

Don't miss the chance to make this delightful house your new home, call us on 01332 811 333 to view NOW!

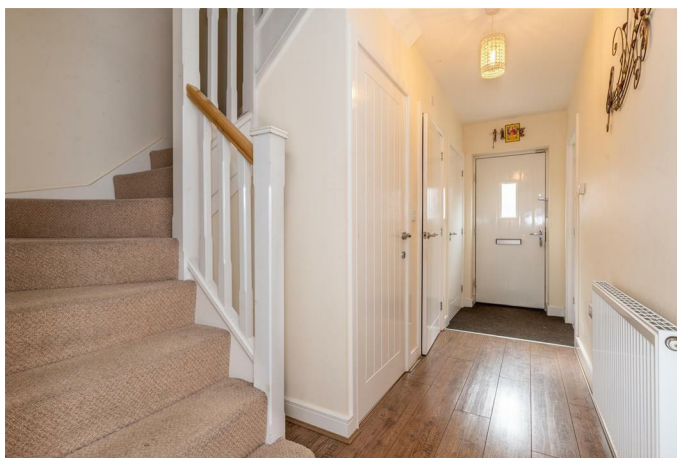
Kitchen / Diner 9'4 × 20'3 (2.84m × 6.17m)



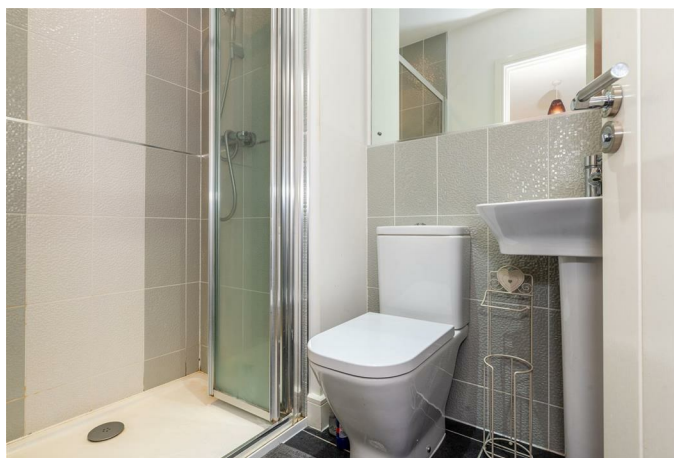
Bedroom 1 8'5 x 8'9 (2.57m x 2.67m)



Entrance Hallway 3'9 x 15'1 (1.14m x 4.60m)



En Suite 4'4 x 6'11 (1.32m x 2.11m)



Living Room 11'2 x 15'0 (3.40m x 4.57m)



Family Bathroom 9'1 x 6'4 (2.77m x 1.93m)



Downstairs WC 3'2 x 4'9 (0.97m x 1.45m)

Utility Closet 4' x 4'9 (1.22m x 1.45m)

Bedroom 2 11'7 x 8'3 (3.53m x 2.51m)



Bedroom 3 8'5 x 7'6 (2.57m x 2.29m)

Bedroom 4

PARKING

Parking is available on driveway & garage.

EPC – B

Council Tax Band – D

Application Process

- View & Apply: View the property and submit an application.
- Reservation & Checks: Pay any holding deposit requested and complete the required referencing checks. A guarantor may be required in some circumstances.
- Sign & Move In: Sign the tenancy agreement and pay the required amounts before moving in.

PAYMENTS

First month's rent: £1,400.00

Security deposit: £1,615.38 (5 weeks rent)

Less holding deposit already paid: £323.07

Total remaining payable before move-in: £2,692.31

If you have any questions, please contact Marble Property Services.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we

would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property in respect of things such as furnishings to be included/excluded and what facilities are/are not available.

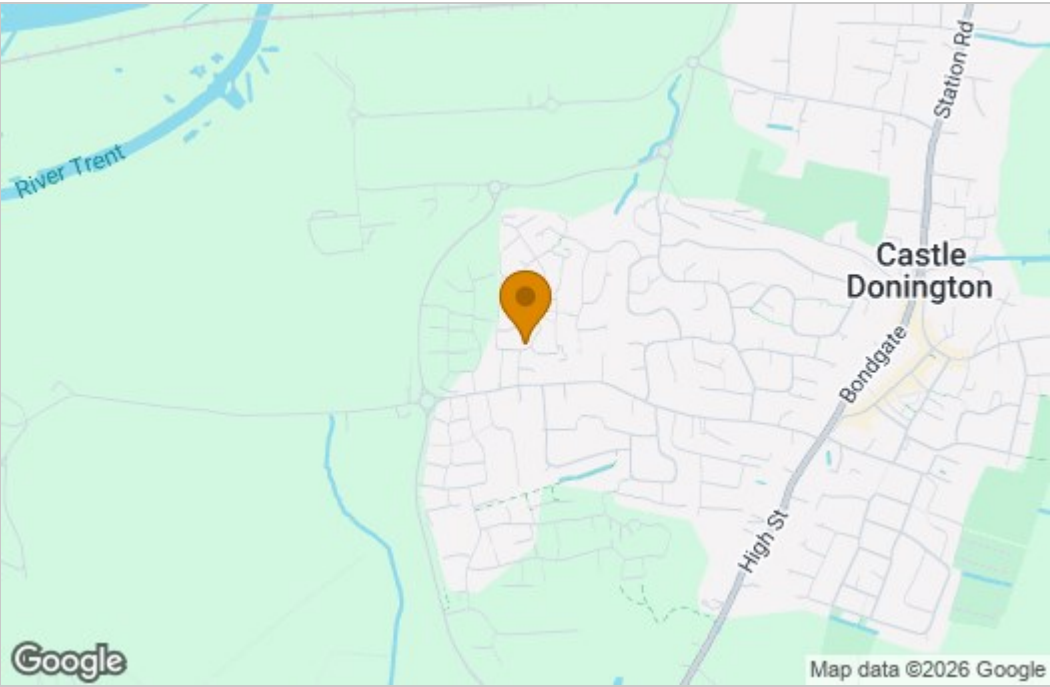
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

Floor Plan

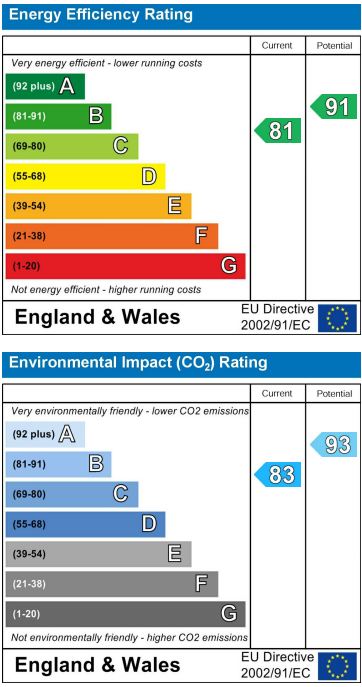


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.