





\*Available Now\*

## 3 bedroom semi-detached house to rent **LET**

Briefly consisting of;  
Kitchen, with american fridge/freezer, oven, hob, dishwasher and washing machine.

Conservatory off the kitchen

Large dining room with feature fireplace and tiled flooring

It has a storage cupboard and downstairs wc located off the room

Great sized living room with brand new carpet

Upstairs there is;  
A new white three piece bathroom, consisting of bath with shower over, vanity sink unit and wc.

Bedroom 1 - a good sized double room with views over the fields behind

Bedroom 2 - a small double room again with views over the fields behind

Bedroom 3 - another great sized double room overlooking the front aspect

Outside is a spacious garden which has just been seeded with new grass. It has space for a shed, allotment or even some chickens!

To the front is another small garden, with gravelled off road parking for 4-5 cars.

A great property, not to be missed!

Countryside views  
PETS CONSIDERED

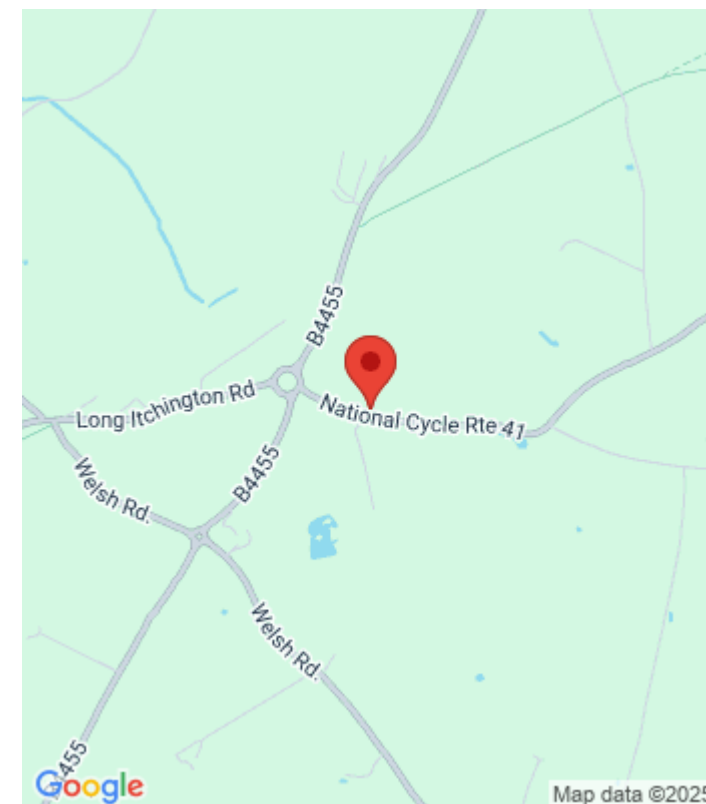
Off road parking


PLEASE NOTE - PREVIOUS MARKETING IMAGES USED

Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



NIKKI HOMES  
PROPERTY CONSULTANTS

Viewing by appointment only  
Nikki Homes

Office 1, Reids Ind Estate , Welford Road, Long Marston, Warwickshire CV37 8RA  
Tel: 01789 532211 Email: [hello@nikkihomes.co.uk](mailto:hello@nikkihomes.co.uk) Website: [nikkihomes.co.uk](http://nikkihomes.co.uk)