



NIKKI HOMES
PROPERTY CONSULTANTS

Loxley Rise, Loxley
£1,150 pcm

2 bedroom cottage to rent **LET**

EMAIL; hello@nikkihomes.co.uk to book your viewing

This fully refurbished two cottage has been finished to an extremely high standard.

Approach - You enter through the front door, past the small front garden and into the;

Sitting room - A functional room, finished with a corner sofa and lovely log burning stove (fully working) leading you through to the

Open plan Kitchen / dining room - a brand new kitchen with a range of cream wall and floor units, including an; integrated fridge/freezer, dishwasher, washing machine and oven with hob. There is a dining room table and chairs, and it has been finished with tiled flooring and neutral walls, this room also benefits from French doors leading out into the rear garden.

Upstairs leads to the two bedrooms;

Bedroom Two - Located just off the hallway is a lovely double bedroom, complete with a double bed and just fitted with integrated wardrobe and dressing table area, it has cream carpets and neutral walls, with a double glazed window over looking the front.

Bedroom One/master bed - is again furnished with a double bed, with character beams and an integrated double mirrored wardrobe and handy storage cupboards. With a double glazed window over the front garden.

Opposite is the Main Bathroom, a very good size with brand new bath with shower over, wc and wash hand basin. Finished with neutral tiling throughout and a double glazed window to the rear.

Garden - Outside you will find a private courtyard garden, perfect for those sunny days and alfresco dining.

Outside - to the front of the property is off-road parking for one car.

Small pets considered, due to the layout of this property it is not suitable for children.

Viewings are strictly by appointment with Nikki Homes.

AVAILABLE NOW

Deposit: £1,269.23

Holding Deposit: £253.84




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) A		90	
(81-91) B			
(69-80) C			
(55-68) D		44	
(39-54) E	44		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC



England & Wales

England & Wales EU Directive 2002/91/EC

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 Website: nikkihomes.co.uk