



Forge Close, Leicester

- One double bedroom home
- Off road Parking
- EPC Rating D
- Gas central heating and double glazing
- Modern bathroom with Shower over
- Village location
- Private garden
- Available now
- Fitted kitchen
- Close to shops and schools

£825 Per Month

Tenure:

HUNTERS®
HERE TO GET *you* THERE

Forge Close, Leicester

DESCRIPTION

Nestled in the charming village of Fleckney, this lovely one-bedroom house on Forge Close is now available for rent. Perfectly suited for individuals or couples, this property offers a comfortable and modern living space.

Upon entering, you will find an inviting open plan lounge that seamlessly connects to a contemporary fitted kitchen, creating an ideal environment for both relaxation and rustling up some meals. The first floor features a spacious double bedroom, providing a peaceful retreat, along with a stylish three-piece bathroom suite, complete with a shower over the bath for your convenience.

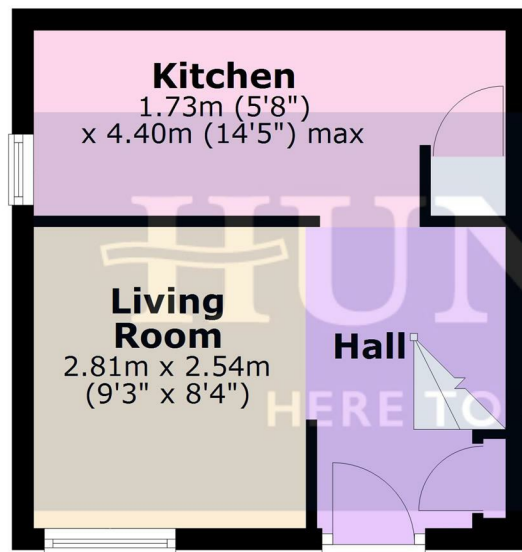
This home is further enhanced by the benefit of two off-road parking spaces, ensuring that you will never have to worry about finding a place to park. The separate garden to the rear offers a lovely outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends.

Located within close proximity to local shops, schools, and various amenities, this property is perfectly positioned to enjoy the conveniences of village life. With gas central heating and double glazing throughout, you can expect warmth and comfort all year round.

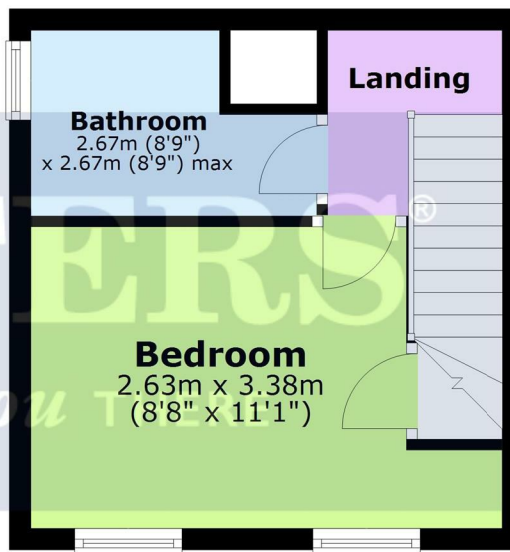
We highly recommend viewing this property to fully appreciate the presentation and location on offer. To find out more contact your local Hunters estate agents Wigston and arrange your viewing.



Ground Floor



First Floor



Total area: approx. 41.5 sq. metres (446.4 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Plan produced using PlanUp.

Viewing

Please contact our Hunters Wigston Lettings Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

HUNTERS
HERE TO GET *you* THERE