



MAYNARD  
ESTATES



2 Frearson Road, Hugglescote, LE67 2DU

£1,200 Per month

\*\*\* SHORT TERM LET - 6 - 9 MONTHS ONLY \*\*\*

Do you require a short term let whilst you are carrying out renovations on your current home or whilst in between moves. Moving to the area for the first time and wish to check out the area before buying a home? Then this is the rental property for you.

As you enter, you'll be greeted by a spacious and inviting entrance hall, creating a welcoming atmosphere with the convenience of a ground floor WC, while a STUDY offers flexibility for those needing a HOME OFFICE.

The SPACIOUS LIVING ROOM is ideal for spending quality time with family to relax and unwind with DUAL ASPECT WINDOWS and bay frontage. The OPEN PLAN LIVE 'IN KITCHEN DINER is perfect with a QUALITY TILED FLOORING continued from the entrance hall. The STYLISH RANGE OF KITCHEN UNITS add a touch of luxury and incorporates BUILT IN APPLIANCES that include; a double oven and grill, fridge freezer and dishwasher, while the SEPARATE UTILITY ROOM adds convenience.

Overlooking the rear of the property the kitchen offers ample space for a dining table whilst an open plan family area with VAULTED CEILINGS immediately creates the abundance of natural light flowing through the

## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Study 6'4" x 9'3" (1.93m x 2.74m/0.91m)

Living Room 12'0" x 15'6" (3.66m x 4.72m)



Kitchen Diner 15'1" x 9'9" (4.60m x 2.97m)



Family Room 9'11" x 8'7" (3.02m x 2.62m)



Utility Room 6'4" x 5'6" (1.93m x 1.68m)



## ON THE FIRST FLOOR

Landing

Master Bedroom 10'4" x 11'10" (3.15m x 3.61m)



En-Suite 5'10" x 5'3" (1.78m x 1.60m)



Bedroom Two 9'7" x 8'4" (2.92m x 2.54m)



Bedroom Three 8'7" x 10'1" (2.62m x 3.07m)



Rear Garden



Driveway

Garage 10'2" x 27'6" (3.10m x 8.38m)

Bedroom Four 6'2" x 10'2" (1.88m x 3.10m)



Family Bathroom 6'0" x 6'2" (1.83m x 1.88m)

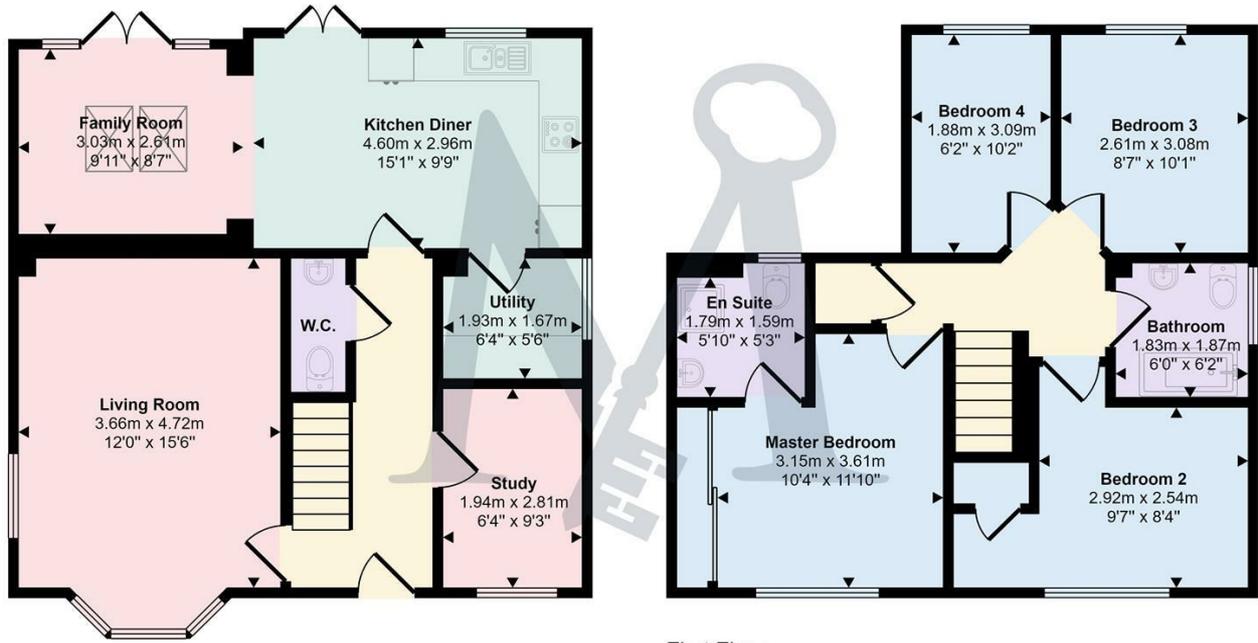


## ON THE OUTSIDE

Front Garden

# Floor Plan

Approx Gross Internal Area  
113 sq m / 1211 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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