



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

**01455 559030**

Eden House, 8 St John's Business Park, Rugby Road, Lutterworth LE17 4HB



# TO LET

£1,950 Per calendar month

THE GRANARY, 35 RECTORY ROAD  
WANLIP  
LE7 4PL

- EPC rated C
- Four Bedroom Barn Conversion
- Three Ensuite Bedrooms
- Family Bathroom to first floor

## DESCRIPTION

A stunning barn conversion set over two floors including entrance lobby hallway, downstairs WC, lounge, kitchen, dining room, utility room and fourth bedroom with en-suite, and to the first floor there are two bedrooms with en-suites, a further bedroom and family bathroom. Outside the home offers a large enclosed garden laid mainly to lawn with block drive, patio area and a carport. Available from April 2024 on a 12 month tenancy agreement. Pets are accepted, however there will be an additional monthly charge of £30 per pet.

## ACCOMMODATION

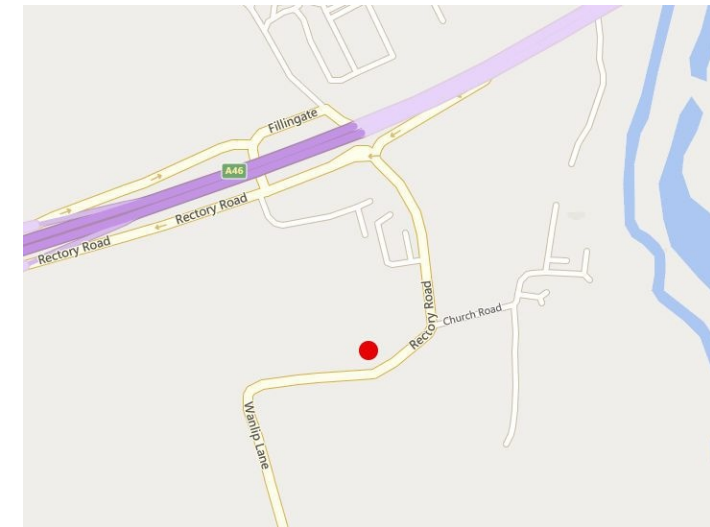
The Granary is a stunning four bedroom barn conversion set within a secluded development of similar properties. The ground floor accommodation offers entry into the inner lobby area which in turn leads to the dining room, kitchen and utility. The remainder of the ground floor accommodation includes a downstairs WC, lounge and fourth bedroom with en-suite facilities. Stairs to the first floor are from the main entrance hallway leading to two double bedrooms each with en-suite, a further bedroom and family bathroom.

## TERMS

Prospective tenants will be required to pay a holding deposit of one week's rent being £438 to reserve the property. The holding deposit will be deducted from the first month's rent assuming the application is successful. However, this will be non refundable if the applicant withdraws from the tenancy, or provides false or misleading information for their application.

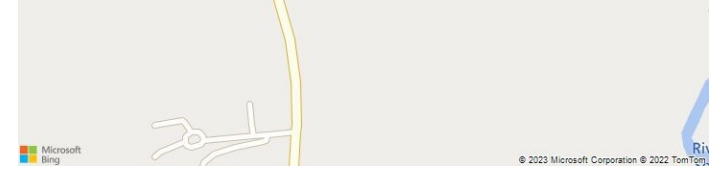
## LEGAL COSTS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



Each party to bear their own legal costs.

## OFFER PROCEDURE





### SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.



