



15 Bowling Green Close, Blaby, LE8 4DB

£2,500 Per Month

****AVAILABLE NOW **** A superb opportunity to rent a BRAND NEW executive family home, forming part of an exclusive and select development by Messrs Elba Homes.

This impressive home has been thoughtfully designed and has been finished to a HIGH SPECIFICATION throughout, occupying a generous plot and offering spacious, well-proportioned living accommodation. The ground floor is accessed via an inviting entrance hall, leading through to a sitting room and a striking open-plan kitchen, dining and living area. This central hub of the home is beautifully appointed, with expansive bi-folding doors opening onto the rear garden, creating a wonderful flow between inside and out - perfect for entertaining and day-to-day family living. A separate utility room and a modern cloakroom complete the ground floor.

Upstairs, the property offers four well-sized double bedrooms. The principal bedroom features a dressing area and a stylish en-suite shower room; in addition, there is a sleek and contemporary family bathroom.

Outside, the property enjoys a generous rear garden, off-road parking and a detached double garage with further living accommodation above!
(Note - rent increase to £2650 after six months)

Entrance Hallway

A spacious and welcoming entrance hallway sets the tone for the home, featuring a staircase rising to the first floor and providing access to the principal ground floor accommodation, including the living room, kitchen, and W/C. Underfloor heating runs throughout the ground floor, enhancing both comfort and efficiency.

Snug

9'2" x 14'5" (2.8 x 4.4)

With a window to the front aspect.

Living / Dining Kitchen

30'8" x 26'7" (9.35 x 8.11)

This superb living area has been carefully planned to form a central hub within the home, combining style and practicality. Expansive bi-fold doors open out to the rear garden, while an additional window to the back aspect allows natural light to pour in, creating a bright and airy atmosphere.

The space offers ample room for both comfortable lounge seating and a generous dining arrangement, making it ideal for relaxed day-to-day living as well as entertaining guests. There is also convenient access through to the adjoining utility room.

The kitchen is designed to a high specification, featuring a stylish selection of fitted wall and base units complemented by sleek Quartz worktops. A full range of integrated appliances is included, comprising double electric ovens, an electric hob with extractor hood, a tall fridge and freezer, and a dishwasher, all thoughtfully integrated for a seamless, modern finish.

Utility

Ground Floor Wc

First Floor

The first floor hosts four well-proportioned double bedrooms, including a principal suite benefitting from a dressing room and a private en suite. A contemporary family bathroom serves the remaining bedrooms, completing the accommodation on this level.

Bedroom One with ensuite

12'9" x 12'1" (3.9 x 3.7)

With extra space to end (Dressing Room)

Dressing Room

En Suite

6'6" x 7'10" (2.0 x 2.4)

Bedroom Two

16'8" x 8'10" (5.1 x 2.7)

Bedroom Three

12'5" x 13'1" (3.8 x 4.0)

Bedroom Four

9'2" x 14'1" (2.8 x 4.3)

Family Bathroom

8'2" x 7'6" (2.5 x 2.3)

With bath , sink , wc and separate shower

Home Office / Annexe

The spacious room above the garage offers excellent versatility, extending to approximately 300 sq ft of additional accommodation. This flexible area could be ideally suited for use as a home office, an extra bedroom or a children's playroom, depending on individual needs.

Outside

The substantial rear garden is predominantly laid to lawn, complemented by a generous patio area ideal for outdoor dining and entertaining. Gated side access leads to the front of the property, where a block-paved driveway provides ample parking and access to the double garage.

Tenant Fees & Protection Information

TENANT FEES AND PROTECTION INFORMATION

As well as paying the rent, you may also be required to make the following Permitted Payments:

PERMITTED PAYMENTS

Before the tenancy starts (payable to Carlton Estates)

Holding Deposit: An amount equal to one week's rent. (This will be deducted from the first rent payment)

Deposit: An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security devices.

During the tenancy (payable to the provider)

Utilities – Gas, Electricity, Water
Communications – Telephone and Broadband
Installation of Cable, Satellite, TV aerial
Subscription to Cable, Satellite, TV licence
Council Tax

Other Permitted Payments

Any other permitted payments not included above under the relevant legislation, including contractual breaches and damages.

Damages

The tenant(s) will be liable for any damages to any part of the property caused by the tenant. The costs of repair of any such damages and / or missed contractual appointments will be billed directly to the tenant(s) and will be deducted from the deposit if they are unpaid at the end of the tenancy. Court action may be taken by the Landlord against the tenant to recover such unpaid costs during the tenancy.

TENANT PROTECTION INFORMATION

Carlton Estates are members of the following schemes:
Client Money Protect (CMP) – Membership number – CMP001562
CM Protect Limited
Premiere House
1st Floor
Elstree Way

Borehamwood
WD6 1JH

The Property Ombudsman – Membership number – D0157

The Property Ombudsman

Milford House

43 – 55 Milford Street

Salisbury

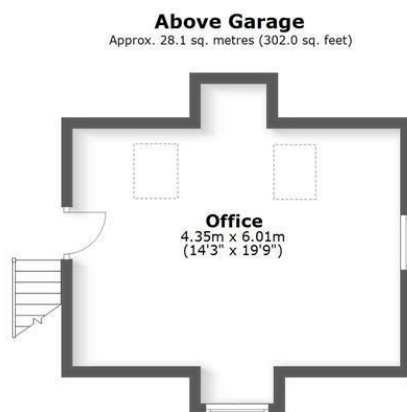
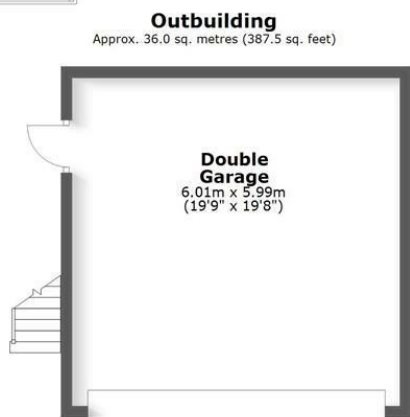
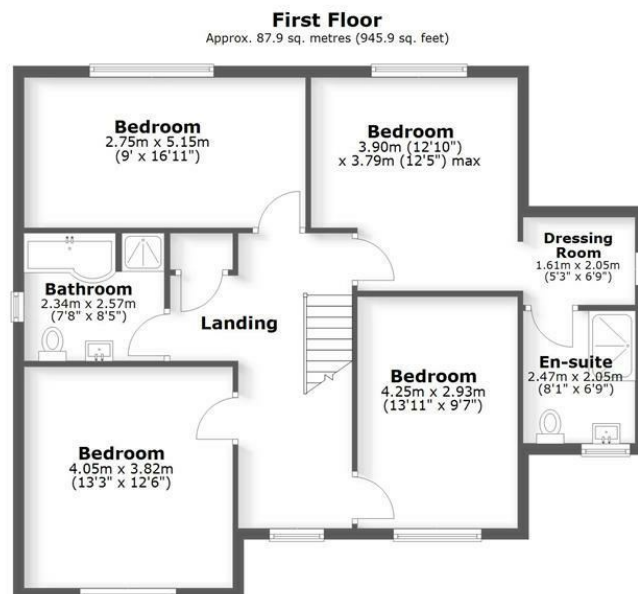
Wiltshire

SP1 2BP

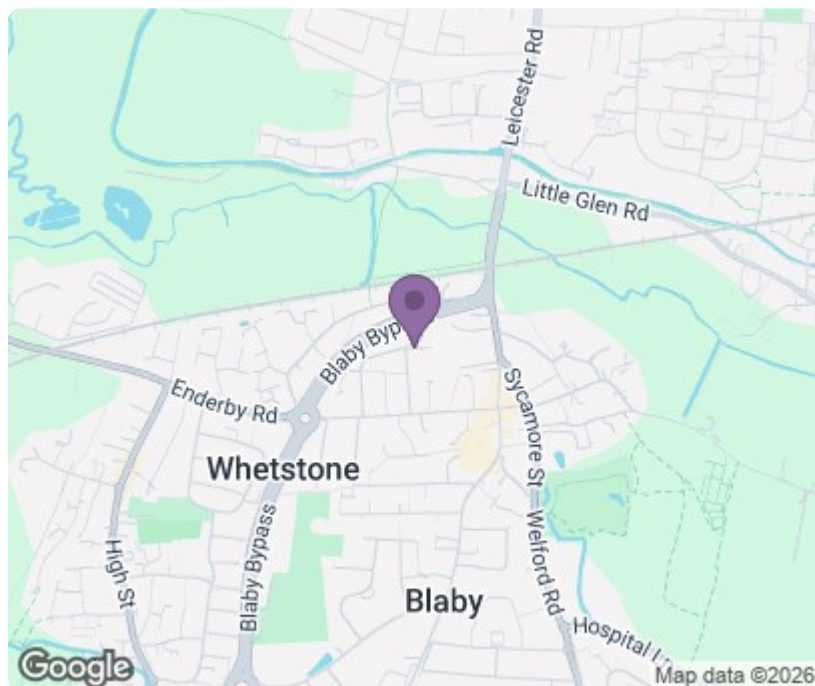
Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am -
14:00pm





Total area: approx. 239.7 sq. metres (2580.6 sq. feet)



Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
81	86
England & Wales EU Directive 2002/91/EC	

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