



Blueprint for Good Living

www.blueprintforgoodliving.com

21 LONDON ROAD

Kegworth, DE74 2EU

PROFILE

Blueprint for Good Living Ltd is committed to offering good quality accommodation to people living in the Midlands.

All of our properties are personally managed by Gemma and Phillip, who offer a friendly, prompt, and efficient service to rectify any reported issues

CONTACT

PHONE:
Gemma – 07771785712
Phillip – 07472981785

WEBSITE:
www.blueprintforgoodliving.com

EMAIL:
goodliving@virginmedia.co.uk

QUALITY

- ✓ Member of the National Residential Landlord Association
- ✓ DASH Accreditation – Good Landlords ~Good Homes

PROPERTY OVERVIEW

A quaint unfurnished cottage in the heart of the village center. Ideally suited to professionals working in Kegworth or surrounding towns. The house has one double bedroom and one small bedroom that is ideal as a child's room or home office.

The cottage is accessed via the rear door. There is a secluded rear garden which includes a low maintenance astro turf area and room for a garden shed. The kitchen includes plenty of storage and workspace. There is a built-in electric cooker and gas hob with extractor hood. The washing machine is provided along with an under counter fridge and freezer.

The lounge has a built in gas fire. Stairs lead up from the lounge up to the bathroom and main bedroom. The second bedroom or home office is accessed through the bathroom.

PACKAGE

- ✓ Rent is charged monthly. The rent excludes bills so it is the responsibility of the tenant to arrange and pay for the following bills.: Gas, water, electricity, broadband internet and TV license if required.
- ✓ The house is provided unfurnished. However the washing machine will be provided
- ✓ Quick response to any management issues.

FACILITIES

- | | | |
|------------------|----------------------|-------------------------------------|
| ✓ Gas 4 ring hob | ✓ 1x Shower | ✓ CO2 detector |
| ✓ Electric oven | ✓ 1x Toilet | ✓ Fire blanket |
| ✓ Dishwasher | ✓ 1x Wash hand basin | ✓ Insurance approved security locks |
| ✓ USB sockets | ✓ Fire alarm system | |
| ✓ Garden shed | | |



DASH Landlord Accreditation
Providing Quality Housing Services



LANDLORD RESPONSIBILITY

- ✓ Assured Short hold Tenancy
- ✓ A security deposit (equivalent to 1 months rent), held in the government approved Tenancy Deposit Scheme
- ✓ EPC certificates,
- ✓ Gas Safety
- ✓ Electrical Certificates
- ✓ Room inventory
- ✓ Governments How to rent handout
- ✓ Right to rent check

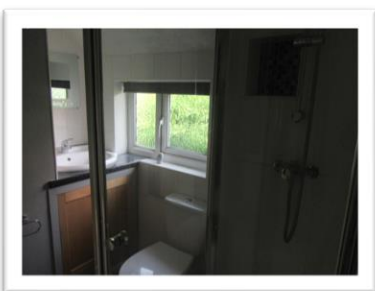
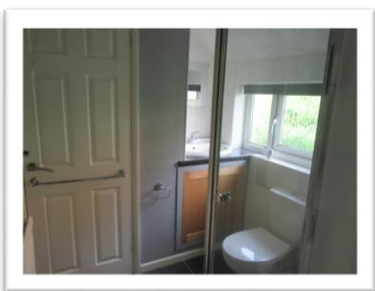
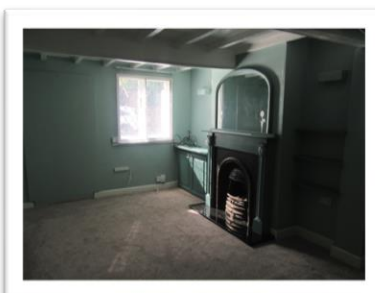
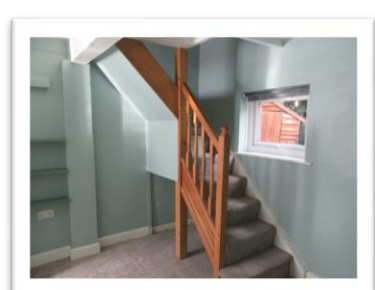
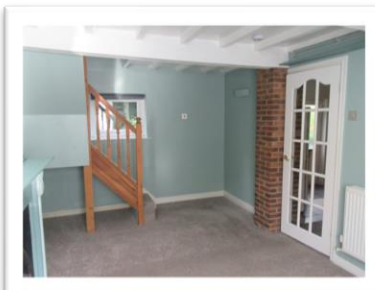
ENVIROMENTAL RESPONSIBILITY

- ✓ Energy efficient electrical appliances
- ✓ LED lighting
- ✓ Each of our properties has a waste collection service which promotes recycling
- ✓ Radiators fitted with independent room thermostats.
- ✓ Double glazed windows

We have a continual improvement plan for our properties in which we try to improve the energy efficiency of the building.

If you have any suggestions as to further improvements, we can make to our properties we are always happy to listen.

INTERNAL PHOTOS



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BEDROOM 1

Double bedroom fitted with a grey carpet. The room has a large radiator with a TRV control. The window has Traditional diamond patterned leaded glass. The window is fitted with a grey roman blind.

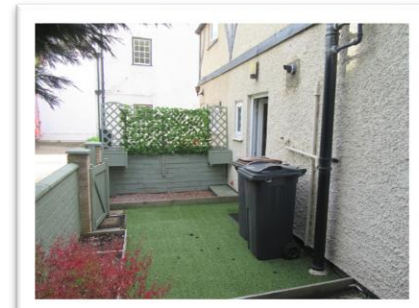
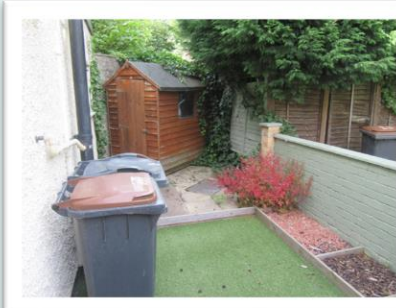


BEDROOM 2

Single bedroom accessed through the bathroom has a window that overlooks the rear of the property. This room make a great home office or would be ideal as a child's bedroom or occasional guest bedroom. The room is carpeted and has a large radiator fitted with a TRV



EXTERNAL PHOTOS



HOW TO GET HERE



East Midlands Airport (3 miles away) this is a 5min drive away.

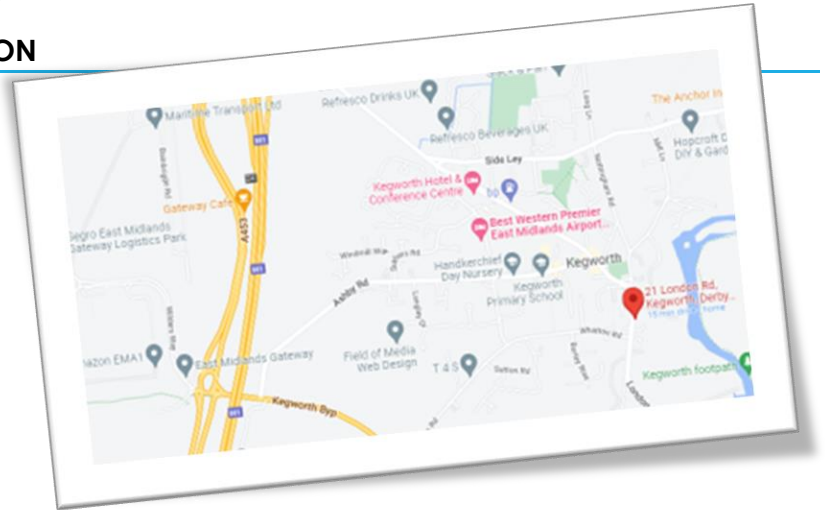


The property is 2.7miles away from East Midlands Parkway Railway Station.



Located at J24 M1, the property is 13 miles from Derby, 6 miles from Loughborough, 11miles from Nottingham.

LOCATION



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