



**BLACKTHORN WAY, MEASHAM, DE12**

£1,300 per month\*

**Carter Jonas**



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# BLACKTHORN WAY, MEASHAM, SWADLINCOTE, LEICESTERSHIRE, DE12 7ND

A four bedroom detached property situated  
within the Village of Measham

- 4 Bedrooms (one with en suite shower room)
- Family Bathroom
- Downstairs Cloakroom
- Kitchen
- Living Room
- Dining Room
- Gardens
- Garage
- Unfurnished

## THE PROPERTY

Accommodation comprises - Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Downstairs Cloakroom and Conservatory. To the first floor are four bedrooms, ensuite shower room and separate family bathroom. Externally there is off road parking for two cars, integral garage, small front garden and enclosed rear garden.

Available unfurnished from Mid July 2025 for an initial 12 month term.

EPC Rating C. Council Tax Band D (please see North West Leicestershire District Council Website for current cost)

Pets considered. No access to Loft. Mains gas, electricity, water and drainage are connected to the property. Gas central heating.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](https://checker.ofcom.org.uk).

Flood Risk: Low

At a rent of £1300 per calendar month

Holding deposit of 1 week's rent £300

Security deposit of 5 weeks rent £1500



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## ADDITIONAL INFORMATION

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Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	North West Leicestershire District Council - Council Tax Band D
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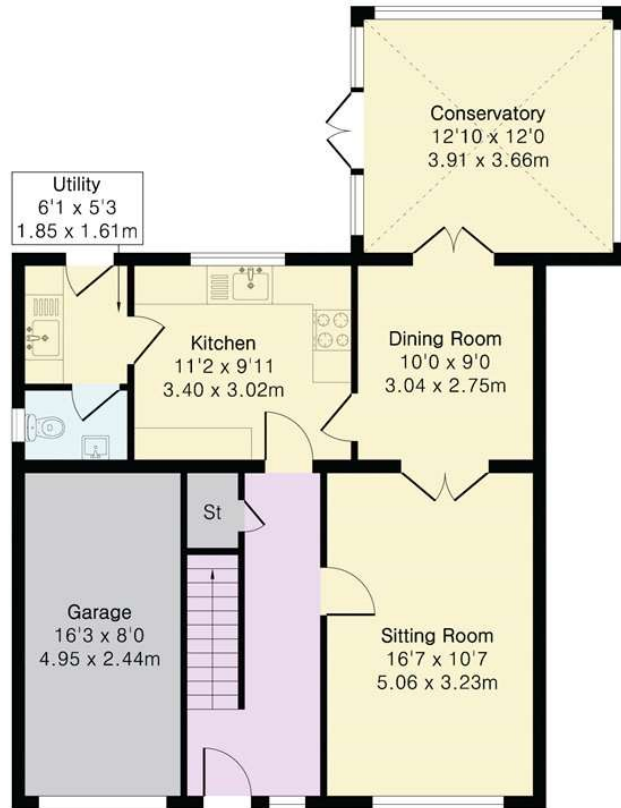




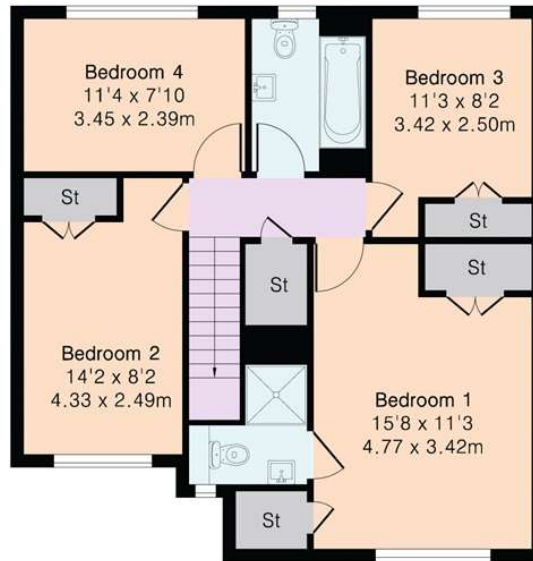
**Approximate Gross Internal Area 1533 sq ft - 142 sq m**

Ground Floor Area 871 sq ft – 81 sq m

First Floor Area 662 sq ft – 61 sq m



Ground Floor



First Floor



#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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