



WELLS MCFARLANE  
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET  
£1,695 Per month

THE FORGE, 29 RECTORY ROAD  
WANLIP | LE7 4PL

- EPC rated C
- Four Bedrooms over two floors
- Two En-suite Bathrooms
- Two Dressing Rooms

## LOCATION

The Property is situated in the village of Wanlip, conveniently situated just off the Leicester Western By-pass and less than 5 miles from the city of Leicester. The rural location is suited to those who enjoy the countryside with Watermead Park being a short walk away.

## DESCRIPTION

Nestled on a development of similar properties, The Forge is a beautiful barn conversion set out over two floors. Two of the bedrooms each benefit from dressing area and ensuite. There is a generous lounge overlooking the rear garden and a family kitchen to enjoy the convenience and space for family or entertaining. The home has a family bathroom to each floor and parking for two cars with further space available for friends and family to visit, Available end January 2026.

## ACCOMMODATION

The Property benefits from four bedrooms over two floors, two en-suites and two dressing rooms.

The kitchen/diner is fully fitted with a range of base and wall units, double oven and hob, extractor fan, and one and a half bowl sink. The walls are partially tiled to the splashback areas with a ceramic tiled floor.

The lounge is carpeted and has windows to the front and rear of the Property.

Hallway with stairs to the First Floor.

There are two Ground Floor bedrooms, one with en-suite shower room and dressing room and a family bathroom completes the Ground Floor.

The First Floor benefits from two bedrooms both with windows to the front and rear of the Property, one with en-suite bathroom and dressing room and a second family bathroom completes the First Floor.

Outside there is an enclosed rear garden with grass area, small paved patio and summerhouse.

Living Room 23'4 x 15'7

Kitchen 17'7 x 15'7

Bedroom 1 13'5 x 15'2

Bedroom 2 11'9 x 9' 9

Bedroom 3 15'7 x 9'4

Bedroom 4 12'3 x 9'1

## EPC

The Property has an EPC rating of C 74. A copy of the certificate is available on request.

## TERMS

Prospective tenants will be required to pay a holding deposit of one week's rent being £380 to reserve the property. The holding deposit will be deducted from the first month's rent or deposit assuming your application is successful. However, this will be non refundable if the applicant fails a right to rent check, withdraws from the tenancy, or provides false or misleading information for their application. Pets are permitted at the property and will attract an additional payment of £25pcm per animal and the tenant agrees to professional cleaning of all carpets on termination of the tenancy.

## 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.

