



PROFILE

Blueprint for Good Living Ltd is committed to offering good quality accommodation for 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:

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QUALITY

- ✓ Licensed with North West Leicestershire County Council
- ✓ Member of the National Residential Landlord Association
- ✓ DASH Accreditation – Good Landlords ~Good Homes

73 SIDE LEY

Kegworth, Derbyshire, DE74 2FJ

PROPERTY OVERVIEW

A fully furnished one bedroom ground floor flat ideally suited to a professional couple. Flat is rented inclusive of utility bills. Council tax paid separately.

The house comprises of one double bedroom and a small room used as a study, with sofa bed, a lounge, a kitchen, and a shower room. There is also off-road parking in a large communal carpark.

PACKAGE

- ✓ Rent is charged monthly, and includes the following bills.: Gas, water, electricity, and broadband internet))
- ✓ The flat is fully furnished with a fully fitted kitchen, bedroom lounge and study furniture along with multiple storage cupboards.
- ✓ Quick response to any management issues.

A bedding pack can be provided under separate negotiation (Pack comprises of a duvet, duvet cover fitted sheet, pillow and pillow case.)

FACILITIES

- | | | |
|-----------------------------|-----------------------------|-------------------------------------|
| ✓ Gas 4 ring hob/oven/grill | ✓ Vacuum cleaner | ✓ Hard wired fire alarm system |
| ✓ Microwave | ✓ 1x Showers | ✓ CO2 detector |
| ✓ Toaster | ✓ 1x Toilets | ✓ Fire blanket |
| ✓ Kettle | ✓ 1x Wash hand basins | ✓ Fire extinguisher |
| ✓ Fridge freezer | ✓ Off road parking | ✓ Insurance approved security locks |
| ✓ Washer/ dryer | ✓ Lots of storage cupboards | |
| ✓ Iron/ironing board | ✓ Fire doors | |
| ✓ Wireless internet | ✓ Two private entrances. | |
| ✓ USB sockets | | |



LANDLORD RESPONSIBILITY

- ✓ Assured Short hold Tenancy
- ✓ A security deposit equal to one month 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 supplied from renewable energy sources.
- ✓ 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



EXTERNAL PHOTOS



DOUBLE BEDROOM 1

Double bedroom with two built in cupboard and further furniture to provide ample storage.





STUDY WITH FUTON


Large double study bedroom. This room is located upstairs and two window looks out over front and side of the property



HOW TO GET HERE

 East Midlands Airport (3 miles away) then get a taxi or the Skylink bus from the airport Kegworth.

 East Midlands Parkway Train station. (3 miles)

 If you are coming along the M1 Motorway you need to leave at Junction 24 for Kegworth and take the first left onto Side Ley, A carpark can be found behind the property by turning onto Frederick Avenue is the fourth street on the right..

LOCATION

