



Blueprint for Good Living
Homes in Loughborough and Kegworth

1 FREDERICK AVENUE

Kegworth, Derbyshire, DE74 2FN

PROFILE

Blueprint for Good Living Ltd is committed to offering good quality accommodation in the Loughborough and Kegworth area.

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

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Phillip - 07472981785

WEBSITE:
<http://gemmalomas.wixsite.com/property-group>

EMAIL:
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QUALITY

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

PROPERTY OVERVIEW

A fully furnished 7 bedroom house in Kegworth. Ideally suited to professionals working in the local area. Rooms are rented inclusive of bills.

This unique layout building divides the accommodation into 1 flat, 2 en-suite double bedrooms, 3 double bedrooms and 1 single bedroom.

The shared areas of the property consist of two kitchens, a bathroom and a shower room, laundry facilities and a communal car park.

PACKAGE

- ✓ Rent is charged monthly per room, and includes the following bills.: Gas, water, electricity, broadband internet and council tax.
- ✓ Cleaners clean the communal areas of the property fortnightly. (This includes the bathroom, shower room, kitchens, stairs and hallways.)
- ✓ Bedrooms are fully furnished with bed, mattress and mattress protector, desk and chair, chest of drawers, wardrobe, bedside cabinet, book shelves, iron and ironing board. Double bedrooms are also supplied with mini fridge microwave and kettle.
- ✓ 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.)

SHARED FACILITIES

- | | | |
|-----------------------------|---------------------|----------------------|
| ✓ Gas 4 ring hob/oven/grill | ✓ Washing machine | ✓ Fire alarm system |
| ✓ Electric 4 ring hob | ✓ Dryer | ✓ CO2 detectors |
| ✓ Microwave | ✓ 2 x Showers | ✓ Fire blankets |
| ✓ Toaster | ✓ 2x Toilets | ✓ Insurance approved |
| ✓ Kettle | ✓ Bath | security locks |
| ✓ Fridge | ✓ Resident car park | |
| ✓ Freezer | ✓ Wireless internet | |
| | ✓ Outdoor furniture | |

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 Certificate
- ✓ Electrical Certificates
- ✓ Room inventory
- ✓ Governments How to rent handout
- ✓ Right to rent check

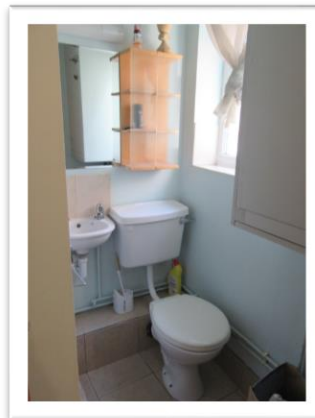
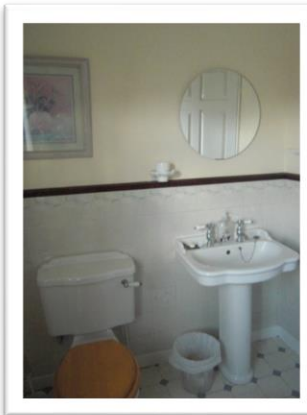
ENVIROMENTAL RESPONSIBILITY

- ✓ 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 continuous improvement plan for our properties in which we try to increase the energy efficiency of the building.

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

INTERNAL PHOTOS



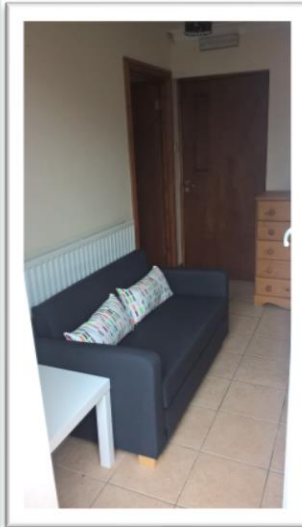
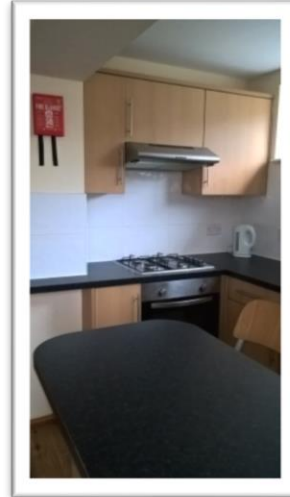
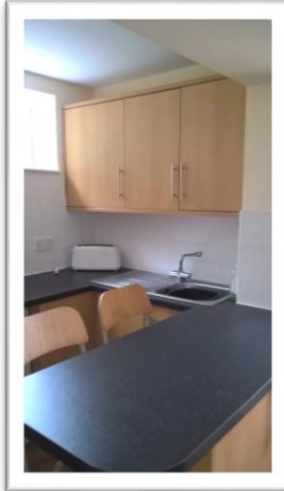
EXTERNAL PHOTOS



FLAT 1

1 bedroom flat consisting of double bedroom, shower room and a dining kitchen. The kitchen has a large breakfast bar, gas 4 ring hob/oven/grill and extractor, fridge, freezer, sink, microwave, kettle and toaster.

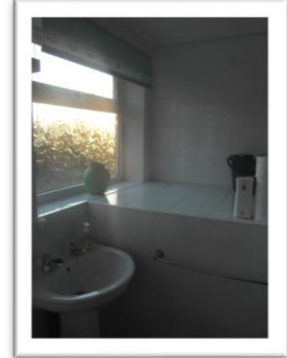
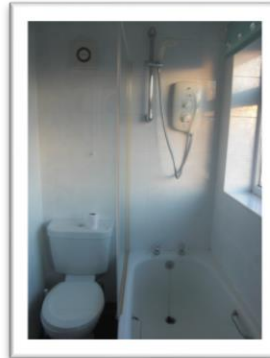
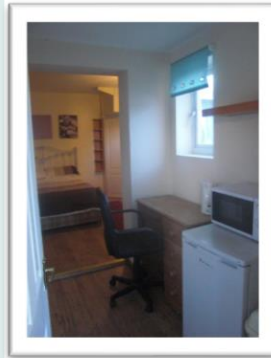
CURRENTLY LET



DOUBLE EN-SUITE BEDROOM 2

Large double en-suite bedroom with lots of storage space. In addition to the standard furniture supplied this room has a table and chair, two large walk in wardrobes, a full sized undercounter fridge, microwave and kettle. The en-suite includes a full size bath with shower over

CURRENTLY LET



DOUBLE BEDROOM 3

Double bedroom with large built in wardrobe. In addition to the standard furniture supplied this room has a sofa and coffee table along with a full sized undercounter fridge microwave and kettle.

CURRENTLY LET



DOUBLE BEDROOM 4

Double bedroom with in built wardrobe. In addition to the standard furniture supplied this room has a table and chairs and a mini fridge, microwave and kettle.

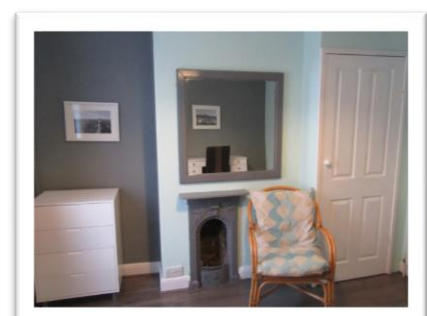
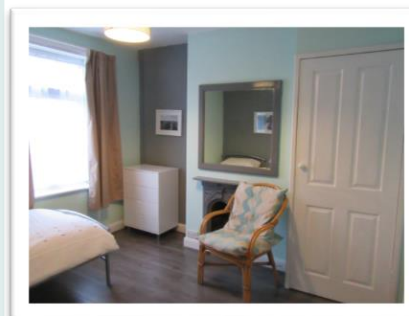
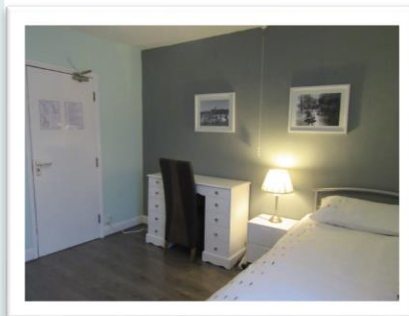
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SINGLE BEDROOM 5

Single bedroom with in built wardrobe. In addition to the standard furniture supplied this room has a chair.

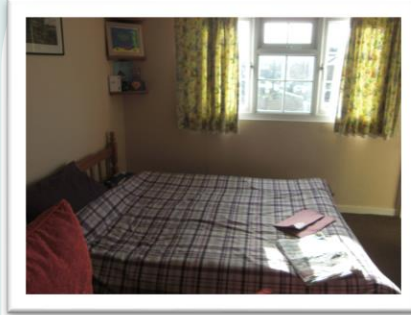
CURRENTLY LET



DOUBLE BEDROOM 6

Double bedroom with in built wardrobe. In addition to the standard furniture supplied this room has kitchen sink full sized undercounter fridge, microwave and kettle.

CURRENTLY LET

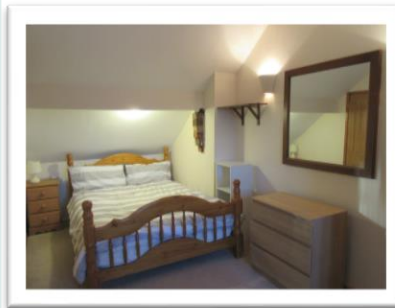


DOUBLE EN-SUITE BEDROOM 7


Double bedroom with in built wardrobe. In addition to the standard furniture supplied this room has a mini fridge, microwave and kettle.


The en-suite has a toilet, sink and electric shower.


CURRENTLY LET



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, Frederick Street is the fourth street on the right.

LOCATION

