



Leenderweg
5643 AK Eindhoven
Rent per month € 1.750,- excl.



Features

Rent per month:	€ 1.750,- excl.
Address:	Leenderweg
Zip code:	5643 AK
City:	Eindhoven
Type of house:	Family house
Rooms:	6
Number of bedrooms:	5
Living area:	130 m ²
Deposit:	€ 1.750,-
Location:	Residential
available:	2022-08-01
Extras:	<div>✔ Soft furnished</div> <div>✘ Furnished</div> <div>✔ Garden</div> <div>✘ Balcony / terrace</div> <div>✘ Parking</div> <div>✘ Elevator</div> <div>✘ Garage</div> <div>✔ Barn / shed</div>

For rent per August 1st 2022

Bergstraat 24
5611 JZ Eindhoven

040-2116149
info@brickvastgoed.nl

Characteristic modernized house with original features, a front yard and a backyard with shed. In 2011, the entire front has received new windows with double acoustic laminated glass so the noise of the Leenderweg has totally disappeared. Very convenient to all amenities such as schools, sports, shopping, nature and highways. The center is at 25 min. walking distance.

Ground floor

Through an attractive front garden access to the characteristic entrance. The entrance opens onto a porch with swing door, the porch has an authentic terrazzo floor and wall tiles and features a radiator. The porch leads to the main hall again with the same authentic terrazzo floor and wall tiles and a beautiful staircase. The hall gives access to a cellar, and the modern toilet and a sink.

The modernized kitchen is accessible from the hall, has natural light and access to the garden. The kitchen is equipped with all conveniences such as; granite worktop, 4-burner stove with original chimney hood, microwave / oven, dishwasher, fridge, separate freezer, boiler, plenty of storage space including 6 wide drawers.

The cozy living room is reached from the hall, which is equipped with a wooden floor. At the front of the room is a bay window at the back of the room two doors to the garden.

1st floor

Through the beautiful staircase you reach the landing with laminate flooring on the 1st floor, it provides access to 3 bedrooms and the bathroom.

- Bedroom 1, located on the front of the house (approximately 4.50 x 3.10 m.) And is carpeted.
- Bedroom 2 is located on the front of the house (approximately 3.50 x 1.80 m.) And has laminate flooring.
- Bedroom 3 is located on the back of the house (approximately 3.25 x 3.10 m.) And has laminate flooring and 2 doors to a large balcony.

The modernized fully tiled bathroom has a bath, washbasin with mirror, a toilet and a radiator.

2nd floor

Using the same fixed beautiful staircase you can reach the landing on the 2nd floor, the whole floor is equipped with a wooden floor. On the landing we find the washing machine and boiler (1998) and there is a skylight and storage space. The landing gives access to two bedrooms.

Bedroom 4 is located on the front of the house and features a dormer and storage space. Bedroom 5, located on the back of the house and has a Velux window and storage space.

Other levels

Via a wooden staircase leads to the nicely finished attic which is equipped with a wooden floor and two skylights.

Garden

The house has a front and back yard, the backyard is located on the west and has a patio, lawn, flower beds, an

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outside tap, a shed with electricity and back entrance.

Important:

- Available per: 1 August 2022
- Energy costs are not included in the rental price
- The advance energy costs will be around 150 - 200 euro a month
- Internet and tv will cost around 50 euro a month

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