



**BELTON STREET, SHEPSHED,  
LOUGHBOROUGH, LEICESTERSHIRE, LE12 9AB**



**Rent £ 675.00 P.C.M. exclusive**

Located in short distance from Shepshed centre, close to local shops, supermarkets and services. Freckeltons is presenting this two bedroom mid-terraced house that briefly complises of lounge to the front lobby, dining room and kitchen on ground floor. To the first floor, there are two good sized bedrooms and a family bathroom. The property has just been fully decorated and new carpets have been installed. Energy Rate D. There is a holding deposit of £155.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £775.00 will be required, along with the first month's rent, before the tenancy commences. Restrictions apply please contact the office for further details.

**THINKING OF LETTING?**

**For a FREE APPRAISAL of your property without obligation  
RING FRECKELTONS on 01509 214564**

**Residential Lettings**

## ACCOMMODATION:

**LOUNGE:** 12'4" x 10'2" (3.77m x 3.11m). UPVC double-glazed window and door to the front elevation. Ceiling light point. Fire. Door through to: -

**INNER LOBBY:** Understairs storage cupboard. Open into:

**DINING ROOM:** 12'10" x 11'7" (3.91m x 3.53m). Staircase rising off to the first floor accommodation. UPVC double-glazed window to the rear elevation. Ceiling light point. Fire. Central heating radiator. Door through to: -

**KITCHEN:** 8'11" x 6'11" (2.71m x 2.12m). Comprises of a range of base units with inset sink and side drainer. Space for washing machine and oven. UPVC double-glazed window and door to the side elevation. Ceiling light point.

**FIRST FLOOR LANDING:** Ceiling light point. Central heating radiator. Internal doors giving access to: -

**BEDROOM 1:** 11'11" x 10'7" (3.63m x 3.22m). UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Overstairs storage cupboard.

**BEDROOM 2:** 11'8" x 9'3" (3.55m x 2.83m). UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Overstairs storage cupboard.

**BATHROOM:** Comprises of a three piece suite to include panelled bath, WC and wash hand basin. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**OUTSIDE:** There is a shared courtyard to the rear. To the front, the property sits flush onto the road. There is on-street parking available in the area on a first come first serve basis.

**COUNCIL TAX BAND:** Council Tax Band A.

**DIRECTIONAL NOTE:** From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, take a right hand turn onto Southfield Road. Continue along, following the road round to the right then to the left onto Forest Road. At the traffic island junction with Epinal Way, take the third exit. Shortly after the university, at the next traffic island junction, take the first exit onto the A512 as signposted for the M1 and Shepshed. Continue along the A512 and over the motorway traffic island junction into the village of Shepshed. At the first set of traffic lights, take the right hand turn onto Leicester Road. Follow Leicester Road along for some distance and at the mini-traffic island junction, take the second exit onto Kirkhill Road. Proceed down the hill and at the traffic island junction, take the second exit onto Britannia Street. Follow the road round to the right and at the mini traffic island junction, take the second exit onto Belton Street where Number 10 can be located on the right hand side.



**RESTRICTIONS:** No Pets. No Smokers. No Sharers. There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down. You can either fill in an application form and wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.

**THE TENANCY AGREEMENT:** An assured shorthold tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign-up when a security deposit together with the first months rent will be required. This payment must be by bankers draft, pre-printed building society cheque or cash. (However, due to recent changes in legislation we are unable to accept cash over £1,000.)

All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy.

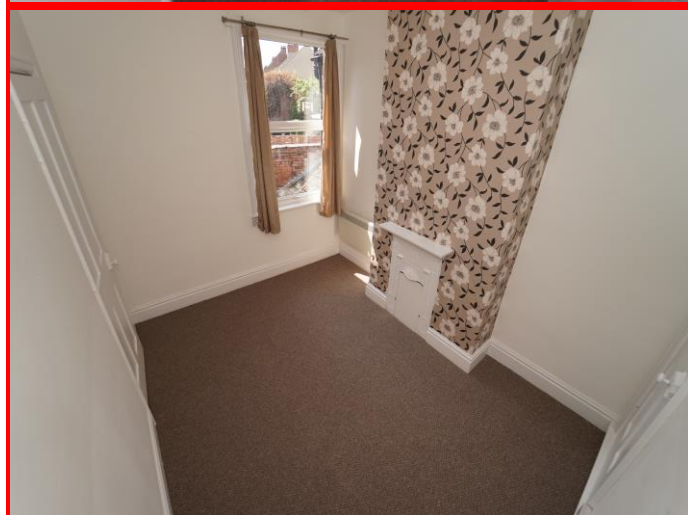
Ongoing rent is payable calendar monthly in advance by standing order.

If you require any further information please contact our Residential Property Management Department.

**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**RESERVATION:** If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met a holding deposit equivalent to one week's rent will be required upon successful application for the property. Additional paperwork will be provided once the application has been accepted stating the terms and conditions regarding the holding deposit along with the referencing forms.

**IMPORTANT NOTE:** All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. We are members of The Property Ombudsman scheme.



## Ground Floor



## First Floor



### Energy Performance Certificate

16, Belton Street, Shepshed, LOUGHBOROUGH, LE12 9AB  
 Dwelling type: Mid-terrace house '19 Reference number: 9065-2871-7896-9891-8845  
 Date of assessment: November 2019 23 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: November 2019 Total floor area: 69 m<sup>2</sup>

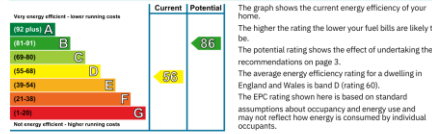
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£
Over 3 years you could save	2,829

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	
Heating	£ 2,388 over 3 years	£ 2,272 over 3 years	
Hot Water	£ 261 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 2,829</b>	<b>£ 1,641</b>	<b>You could save £ 1,188 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 594
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 111
3 Change room heaters to condensing boiler	£3,000 - £7,000	£ 399

See page 3 for a full list of recommendations for this property.  
 To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444302. The Green Deal may enable you to make your home warmer and cheaper to run.