

**CARLTON CRESCENT, EAST LEAKE,
LEICESTERSHIRE, LE12 6JF**



RENT £850.00 P.C.M. EXCLUSIVE

A deceptively spacious two bedroom semi-detached bungalow set within close proximity to the centre of East Leake offering accommodation to include lounge, kitchen, two good sized bedrooms and family bathroom, front and rear gardens with off road parking. Would ideally suit young professional or young family and must be viewed to appreciate the size of the accommodation on offer. There is a holding deposit of £195.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £785.00 will be required, along with the first month's rent, before the tenancy commences. Energy Rate C. Council Tax Band C.

THINKING OF LETTING?

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

Residential Lettings

ACCOMODATION;

ENTRANCE HALL: With UPVC door. Ceiling light point. Internal doors giving access to the kitchen and lounge.

LOUNGE: 11'5" x 17'10" (3.48m x 5.45m). UPVC double-glazed window to the front elevation. Ceiling light point. Two central heating radiators. A gas fire. Further internal door giving access to the rear lobby.

KITCHEN: 9'3" x 11'2" (2.83m maximum x 3.41m). Comprising of a matching range of base and eye-level units with roll edge worksurface. Inset stainless steel sink unit and side drainer. Space and plumbing for washing machine, oven and fridge or freezer. UPVC double-glazed window and further obscure UPVC double-glazed door to the side elevation. Ceiling strip light. Internal door giving access to the rear lobby.

REAR LOBBY: Ceiling light point. Central heating radiator. Loft access hatch. Internal doors giving access to: -

BEDROOM 1: 11'6" x 12'7" (3.51m x 3.54m). With a UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

BEDROOM 2: 11'1" x 8'11" (3.40m x 2.72m). UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

BATHROOM: Comprises of a three piece suite to include a panelled bath with electrical shower attachment over, W.C. and wash hand basin. Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator

OUTSIDE: The property has a good sized frontage which is laid to low maintenance gravel with a further offer of parking to the right hand side, which is down the side of the property to the rear garden, which again is of a good size and has a slabbed patio area to the immediate rear with the rest of the garden being laid to lawn and planting borders. Panelled fencing to the perimeters. Timber store to the rear.

DIRECTIONAL NOTE Proceed out of Loughborough in a northerly direction on the A6. Pass through the Village of Hathern and shortly after leaving the village take the right hand turn at the traffic lights signed post for Zouch. Proceed for some distance taking the left hand turn signed posted to East Leake. Proceed down the hill and turn left as signed posted for the village centre. Take the right hand turn onto Gotham Road and then the next right hand turn into Stonebridge Drive and then left into Carlton Cresnet where number 25 is located on the left hand side.

RESTRICTIONS: Professionals/ Post Graduates

No Smokers

No Pets

No Sharers



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.

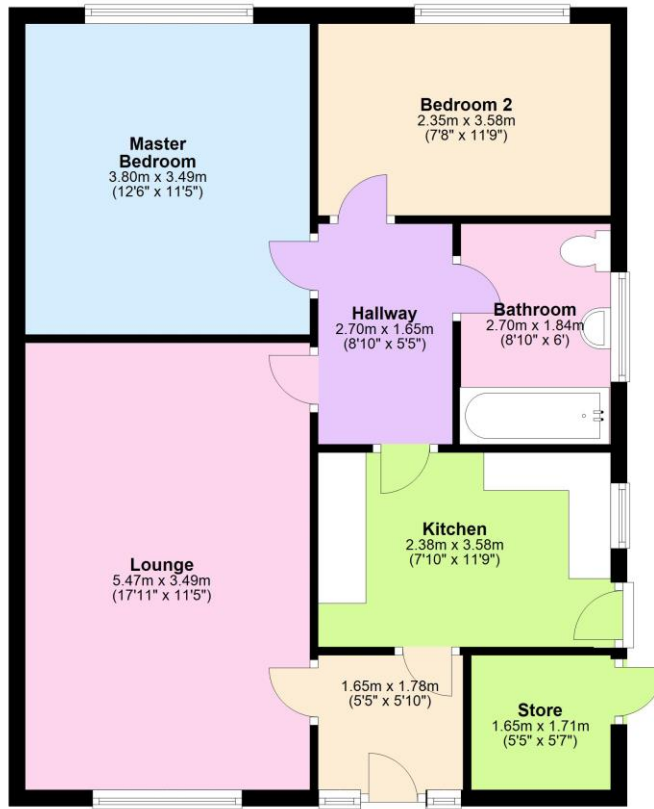
RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord.

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 or wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.

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. These details and the pictures were produced in March 2025



Ground Floor



Energy performance certificate (EPC)																																		
25 Colfax Crescent East Dingle LONDON D08 0D0A LE12 6JF	Energy rating C	Valid until: 27 March 2030 Certificate number: 2972-0004-3271-0302-0204																																
Property type	Semi-detached bungalow																																	
Total floor area	50 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
<p>You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions).</p>																																		
Energy rating and score																																		
<p>This property's energy rating is C. It has the potential to be B.</p> <p>See how to improve this property's energy efficiency.</p>																																		
<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 50</p>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>← C</td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>13-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-12</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	← C		55-68	D			39-54	E			13-38	F			1-12	G				
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