

**DRAFT DETAILS**

**KNIGHTTHORPE ROAD, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 4JP**



**£875.00 PER MONTH**

This three bedroom end-detached property located on Knightthorpe Road is located short distance from main routes, local shops and supermarkets. The space comprises of a Lounge, Kitchen/Dining room, and a W/C. on ground level. To the first floor, three bedrooms, and a family bathroom. To the rear, a nice size garden and a garage that can be used as extra storage space. This house is located within vicinity of the Loughborough Town centre, and the Loughborough University. EPC rate D. Council Tax Band B.

**THINKING OF SELLING?**

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

**Residential Sales**

**ENTRANCE HALL:** UPVC double glazed obscure glass, ceiling light point and staircase leading to the first floor.

**LOUNGE:** 4.52m x 3.56m (14' 10" x 11' 8") UPVC double glazed bay window, ceiling light point, fireplace and central heating radiator.

**DINING/KITCHEN:** 3.35m reducing to 1.78m x 4.37m reducing to 2.64m (11' 0" reducing to 5' 10" x 14' 4" reducing to 8' 8") With a range of base and eye level units with roll edge worksurface and inset sink and side drainer. Integrated double oven and separate four ring hob. Including dishwasher, washing machine and fridge freezer. Double-glazed window to the rear elevation. Two ceiling light points. Central heating radiator. Understairs storage cupboard housing the Worcester central heating boiler. Concertina door leads through to: -

**REAR LOBBY:** Doors leading to the garden. Further door leading to: -

**W. C:** Hand wash basin, ceiling light point and UPVC double glazed obscure window facing the rear garden.

**LANDING:** Ceiling light point and access to all bedrooms and main bathroom.

**BEDROOM ONE:** 3.25m x 2.95m (10' 8" x 9' 8") UPVC double glazed window facing rear, ceiling light point and gas central heating radiator.

**BEDROOM TWO:** 3.96m x 2.92m (13' 0" x 9' 7") UPVC double glazed window facing front, ceiling light point and gas central heating radiator. Built-in cupboard.

**BEDROOM THREE:** 2.74m x 2.54m (9' 0" x 8' 4") UPVC double glazed window facing the front, ceiling light point and gas central heating radiator.

**BATHROOM:** Comprises of a bath with shower over, hand wash basin, W/C, ceiling light point and UPVC double glazed obscure window facing the rear of the property. Central heating radiator

**OUTSIDE;** To the front, there is a small courtyard garden with planting border. The rear garden is mainly laid to lawn with edging to all perimeters. To the rear, there is a garage which is access via the jitty down the left hand side. There is a personal access gate towards the property.



**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.





**Energy performance certificate (EPC)**

73, Longbridge Road LOUGHBOROUGH LE11 4UP	Energy rating <b>D</b>	Valid until: 26 July 2028 Certificate number: 2346 1034 0213 4388 0910
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Property type: end-terrace house  
Total floor area: 73 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-letting-property) (<https://www.gov.uk/guidance/energy-ratings-for-letting-property>).

**Energy rating and score**

This property's energy rating is D. It has the potential to be C.  
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**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.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92-101	A		
81-91	B		
69-80	C		
55-68	D	60.0	80.0
39-54	E		
21-38	F		
1-20	G		

