



**129 BOTTLEACRE LANE, LOUGHBOROUGH,
LEICESTERSHIRE LE11 1JF**



Rent £550.00 P.C.M. exclusive

This three bedroom semi-detached property set on the popular Bottleacre Lane offers unfurnished accommodation with an entrance hall with stairs rising up to the first floor, lounge, separate dining room and kitchen with fitted units and pantry off. To the first floor, three bedrooms and refitted family bathroom with separate WC. With gardens to both the front and rear. Easy access to Loughborough's town centre and centres of employment. Energy Rating D. There is a holding deposit of £125.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £630.00 will be required, along with the first months' 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:

ENTRANCE HALL: Staircase rising off to first floor accommodation. Ceiling light point. Central heating radiator.

LOUNGE: 13'2" plus bay x 12'7" (4.01m x 3.83m). UPVC double-glazed bay window to the front elevation. Ceiling light point. Central heating radiator.

DINING ROOM: 10'3" x 9'5" (3.12m x 2.87m). Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

KITCHEN: 10'9" x 9'1" (3.05m x 2.76m). With inset single drainer stainless steel sink unit. Base cupboard and wall cupboards. Space for cooker. Plumbing for automatic washing machine. UPVC double-glazed window to rear. Ceiling light point. Pantry off.

FIRST FLOOR LANDING: Ceiling light point. UPVC double-glazed window to the side elevation. Loft access hatch.

BEDROOM 1: 12'3" x 10'3" (3.73m x 3.12m). UPVC double-glazed window. Ceiling light point. Central heating radiator.

BEDROOM 2: 11'3" x 11' (3.43m x 3.35m). UPVC double-glazed window. Ceiling light point. Central heating radiator.

BEDROOM 3: 8'4" x 8'4" (2.53m x 2.53m). UPVC double-glazed window. Ceiling light point. Central heating radiator.

BATHROOM: White three piece suite comprising of a W.C and wash hand basin. Mira Shower. UPVC double-glazed window to the rear. Ceiling light point. Central heating radiator. Glow worm boiler.

SEPARATE WC: Low flush WC. Window to the rear elevation. Ceiling light point.

OUTSIDE: To the front, there is a garden which is mainly laid to lawn with access down the rear leading to the rear garden, which is again mainly laid to lawn and enclosed by panelled fencing. Brick built shed.

COUNCIL TAX BAND: Band B.

DIRECTIONAL NOTE: From our office, proceed in a southerly direction on the A6/Leicester Road and at the first set of traffic lights, turn left onto the bypass. Following the road round to the left and at the traffic island junction, turn right onto Nottingham Road. Follow Nottingham Road along and shortly after passing the hump back bridge, take the left hand turn at the traffic lights onto Station Boulevard. Follow the road down and at the traffic lights, turn left. Shortly afterwards turn right at the traffic lights onto Belton Road where shortly you will find Bottleacre Lane on the right hand side where 129 is towards the end of the lane.



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.)

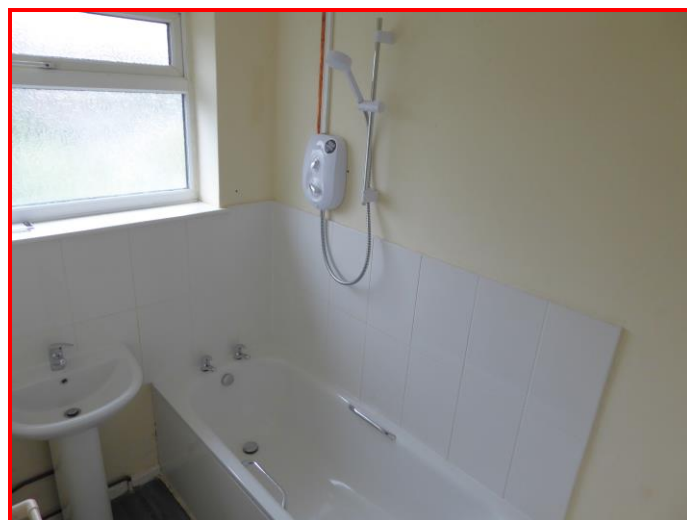
All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy. Ongoing rent is payable calendar monthly in advance by standing order.

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

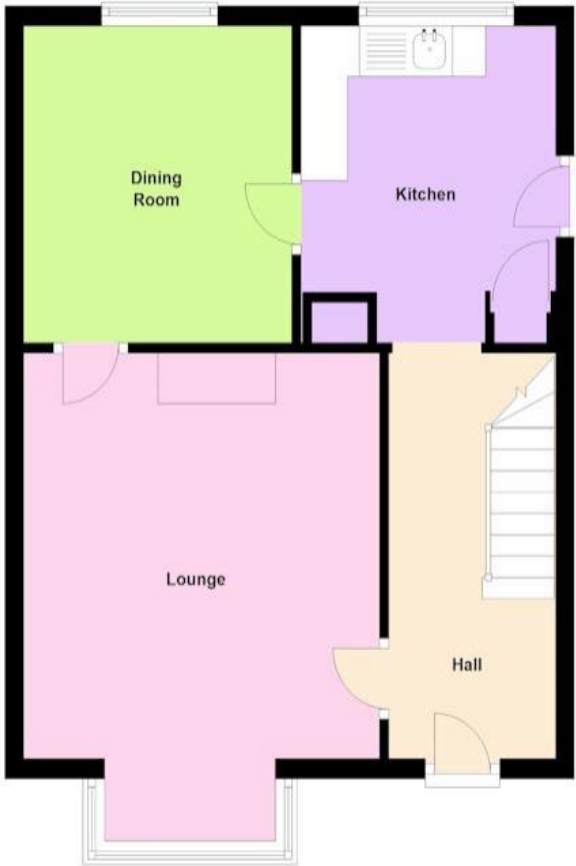
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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.

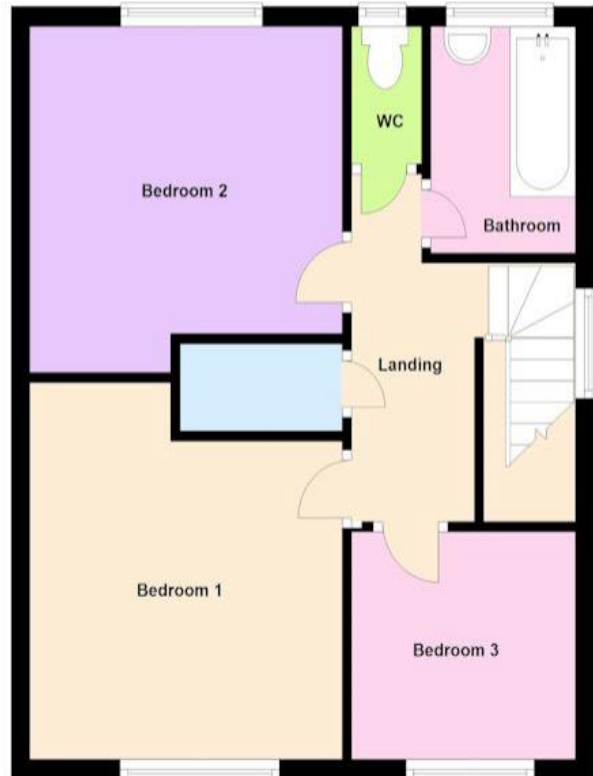
IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline 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. Details produced on the 12/08/2019. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate

129, Bottleacre Lane, LOUGHBOROUGH, LE11 1JF
 Dwelling type: Semi-detached house Reference number: 9708-6095-6261-6971-6980
 Date of assessment: 10 September 2019 Type of assessment: RDS4F: existing dwelling
 Date of certificate: 11 September 2019 Total floor area: 86 m²

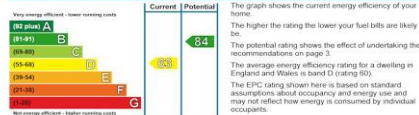
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,595
Over 3 years you could save	£ 762

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	
Heating	£ 1,968 over 3 years	£ 1,425 over 3 years	
Hot Water	£ 435 over 3 years	£ 216 over 3 years	
Totals	£ 2,595	£ 1,833	You could save £ 762 over 3 years

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. Increase loft insulation to 270 mm	£100 - £350	£ 165
2. Floor insulation (suspended floor)	£300 - £1,200	£ 174
3. Heating controls (programmer and TRVs)	£350 - £450	£ 81

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.simpleenergysolutions.org.uk or call telephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.