



**65 BRICK KILN LANE, SHEPSHED,
LEICESTERSHIRE, LE12 9EJ**



RENT £1,375.00 P.C.M. EXCLUSIVE

- *DETACHED HOUSE *FOUR BEDROOMS**
- *FOUR RECEPTION ROOMS**
- *DOUBLE GARAGE & OFF ROAD PARKING**

Personal inspection is absolutely essential to appreciate this outstanding family house, situated on the edge of the village of Shepshead within the Parish of Oaks in Charnwood. The property is well placed for commuter access, local amenities and schools. Offering gas central heated and double-glazed accommodation to include entrance hall, lounge, sitting room overlooking the garden at the rear, dining area, study and good sized breakfast kitchen with utility room and WC off. On the first floor, there is a master bedroom suite with sauna, dressing area and en suite with a steam/power shower cubicle and jacuzzi bath. There are three additional bedrooms all with en-suite bath or shower rooms. Outside, there is an integral double garage set behind a forecourt with electric security gates. There is an enclosed private rear garden with a patio area, seven seater hot tub, summerhouse, greenhouse and shed. The Reservation Fee is £180.00. An additional £30.00 per applicant for Referencing applies (all fees are inclusive of VAT.) The standard deposit is one month's rent plus £100.00 assuming all criteria is met. Restrictions apply please contact the office for further details. Energy Rating D.

THINKING OF LETTING?

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RING FRECKELTONS on 01509 214564**

Residential Lettings

ACCOMMODATION

GROUND FLOOR

RECESSED ENTRANCE PORCH: Giving access through double doors to: -

ENCLOSED PORCH: With front door having leaded light inserts leading to: -

ENTRANCE HALL: Ceramic tiled floor. Coved ceiling with recessed lights. Understairs cloak/store with light. Return staircase to first floor.

LOUNGE: 14'11" x 16'2" (4.57m x 4.92m). Double-glazed window to the front elevation. Coved ceiling. Central heating radiator. Double doors to: -

DINING AREA: 10'7" x 10'2" (3.23m x 4.92m). Skylight. Ceramic tiled floor with underfloor heating. Double doors to patio and open to **SITTING ROOM**. Door to: -

STUDY: 10'11" x 6'8" (3.33m x 2.04m). Skylight. Underfloor heating. Double doors to patio.

SITTING ROOM: 17'4" x 12'9" (5.29m x 3.90m). Full width opening doors to patio. Ceramic floor with underfloor heating. Recessed lighting. Double doors to: -

BREAKFAST KITCHEN: 22'3" x 9'11" (6.80m x 3.08m). With a comprehensive range of units in white finish with complementary 'Corian' worksurfaces. Tiling. Peninsular unit with Neff five ring gas hob with extractor over. Built-in double oven. Tall storage units with adjacent pull out larder unit. American-style fridge freezer. Base units with worksurface over with inset sink. Built-in dishwasher. Ceramic tiled floor. Double-glazed window to the front elevation. Coved ceiling with inset lighting. Door to: -



UTILITY ROOM: 9'9" x 8'2" (2.97m x 2.49m). With base units and 'Corian' worksurfaces with inset twin bowl sink unit. Pantry cupboard and further base unit. Tiled walls. Ceramic tiled floor. Recessed lighting. Double-glazed window to the front elevation.

Door leading to **GARAGE** and: -

WC: Low flush WC. Wash hand basin.

FIRST FLOOR: Return staircase to **LANDING** with access to part boarded loft with light.

MASTER BEDROOM SUITE: Comprising: -

BEDROOM AREA: 18'8" x 10'9" (5.69m x 3.28m). Central heating radiator. Coved ceiling. TV and telephone points. Electrically heated pine sauna cabinet. Doors to balcony with railing.

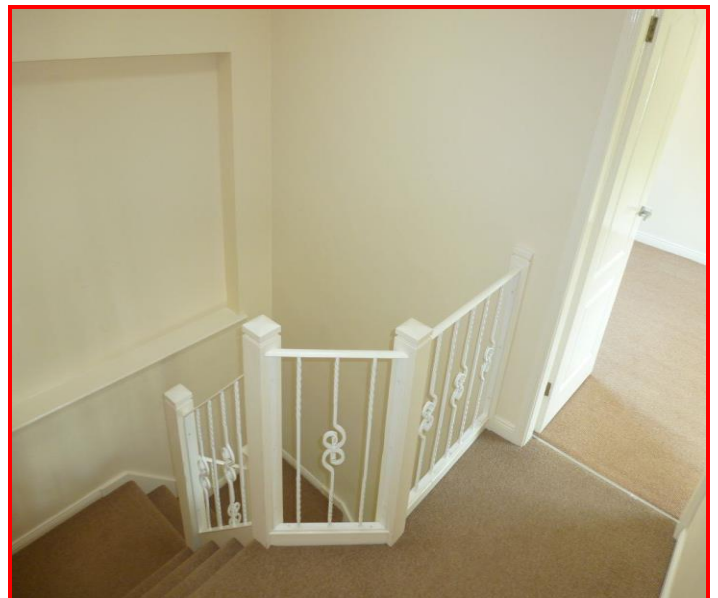
DRESSING AREA: Double-glazed window to the front elevation. Built-in wardrobes having mirrored fronts. Airing cupboard with radiator.

EN-SUITE BATHROOM: Walk-in shower cubicle. Freestanding Whirlpool bath. Wash hand basin. Bidet and WC. Obscure UPVC double-glazed window to the front elevation. Ceiling downlight. Central heating radiator.

BEDROOM 2: 12' x 15'2" (3.66m x 4.62m). With Juliette Balcony overlooking garden. Four skylights. Built-in wardrobes with sliding mirrored fronts and drawer unit. TV and telephone points.

EN-SUITE BATHROOM: With shower over bath. Wash hand basin. Low level WC. Ceramic tiled floor and walls.

BEDROOM 3: 14'11" x 10'11" (4.55m x 3.34m). Double-glazed window to the front and rear elevation. Built-in double wardrobe. Central heating radiator. Telephone point.



EN-SUITE SHOWER ROOM: With cubicle enclosing Mira Sport shower unit. Wash hand basin. Low level WC.

BEDROOM 4: 10'6" x 9'11" (3.20m x 3.02m). Double-glazed window to the rear elevation. Built-in double wardrobe and adjacent airing cupboard. Central heating radiator. Telephone point.

EN-SUITE SHOWER ROOM: Double-glazed window to the front elevation. With corner shower cubicle enclosing electric unit. Wash hand basin. Low level WC. Ceramic tiled walls and floor.

OUTSIDE: The house is set back from the road behind walling with railings. Double electric gates give access to the driveway which leads to the integral **GARAGES** 15'1" x 9'1" (4.61m x 2.73m) and 19' x 9'1" (5.81m x 2.79m) with roller shutter doors, electric light and power. There is a pergola walkway to a greenhouse with shed to rear. Attractive summer house and decking area designed to catch the evening sun. Adjacent water feature. There is a side pedestrian access to the enclosed rear garden screened by shrubs, trees and hedging. There is an extensive patio area with a seven seater hot tub.

BOILER ROOM: 6' x 6' (1.83m x 1.83m). With wall-mounted Glow Worm boiler, water softener and ceramic tiled floor. Built-in cupboards. Hot water cylinder.

SERVICES: All main services are connected to the property. Domestic hot water is supplied by the gas central heating boiler. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

LOCAL AUTHORITY: Charnwood Borough Council, Southfield Road, Loughborough. 01509 263151.



COUNCIL TAX BAND: Council Tax Band E.

DIRECTIONAL NOTE: From the centre of Loughborough, take the A512 Ashby Road. Travel over the M1 island (Junction 23) and through two sets of traffic lights. Brick Kiln Lane is to be found on the left hand side as one leaves the built-up area. The house itself is to be found on the left hand side towards the end of the lane.

TENANTS' NOTE: Please be aware that there is currently a planning consent on the land to the rear of the property. More information can be found at www.charnwood.gov.uk. Planning Reference Number: P/13/0621/2.

RESTRICTIONS: No Sharers. No Smokers. No Pets.

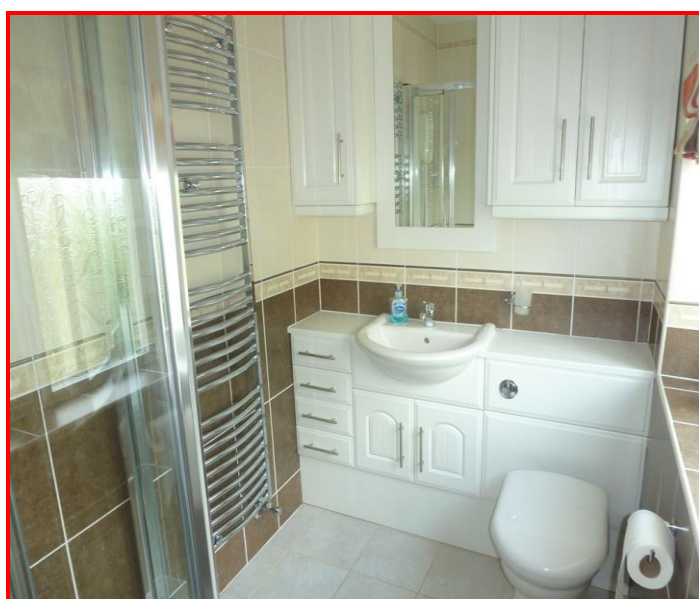
There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down. You can either fill in an application form and wait for the 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.

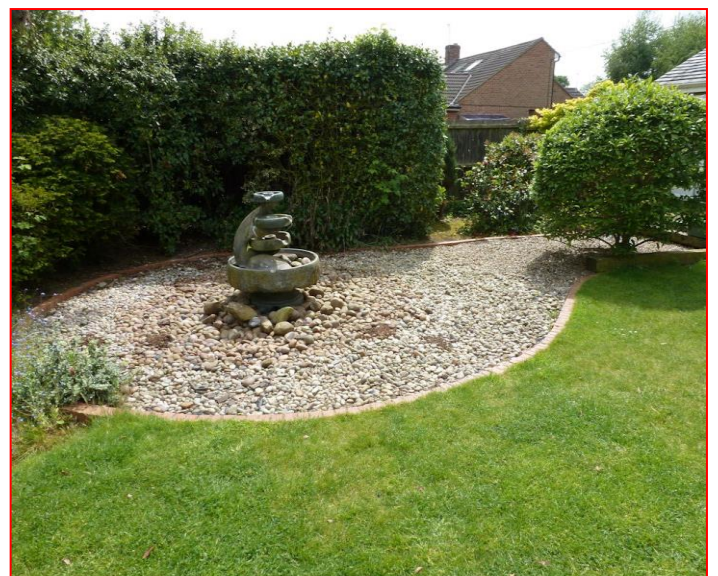
If you require any further information please contact our Residential Property Management Department.



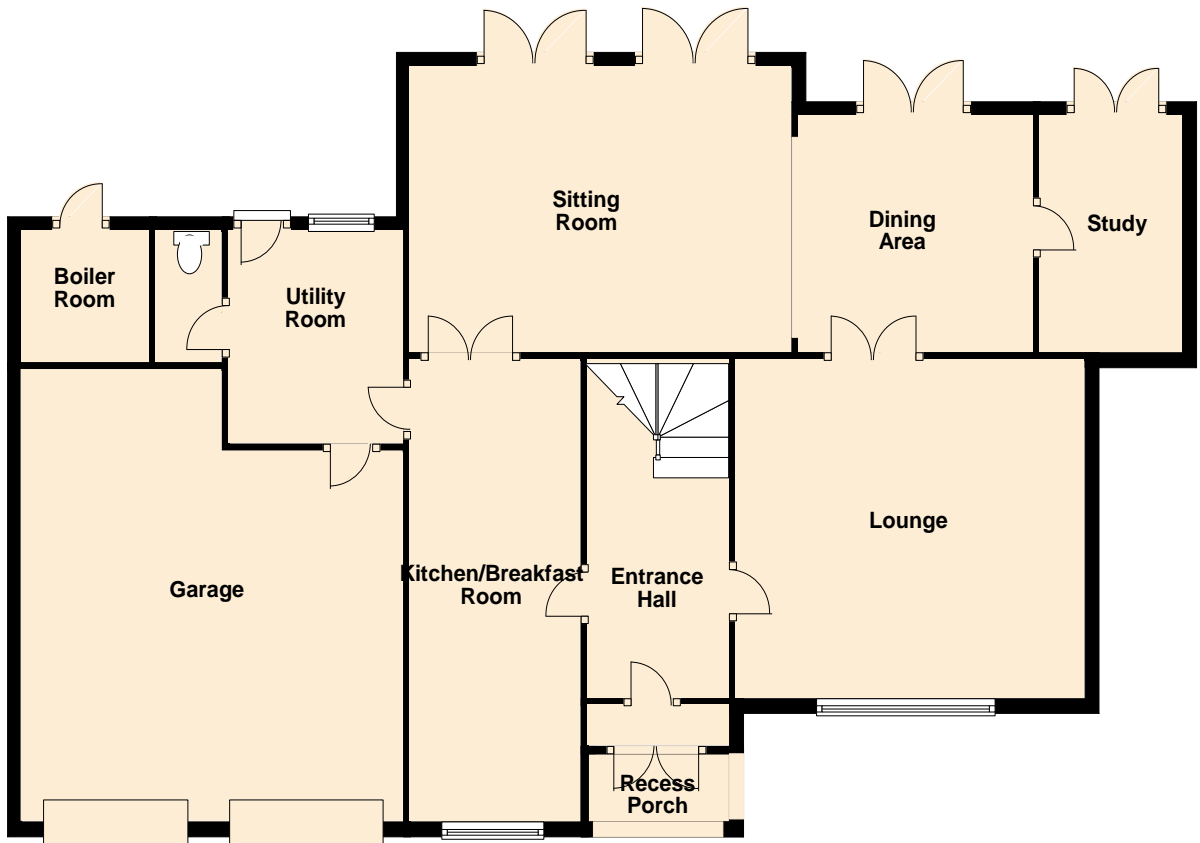
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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 there is a non returnable fee of £180.00. We will also require £30.00 to cover a reference check per applicant. All fees are including VAT. Should the Landlord withdraw the property before the commencement of the tenancy the reservation fee only would be returned to you.

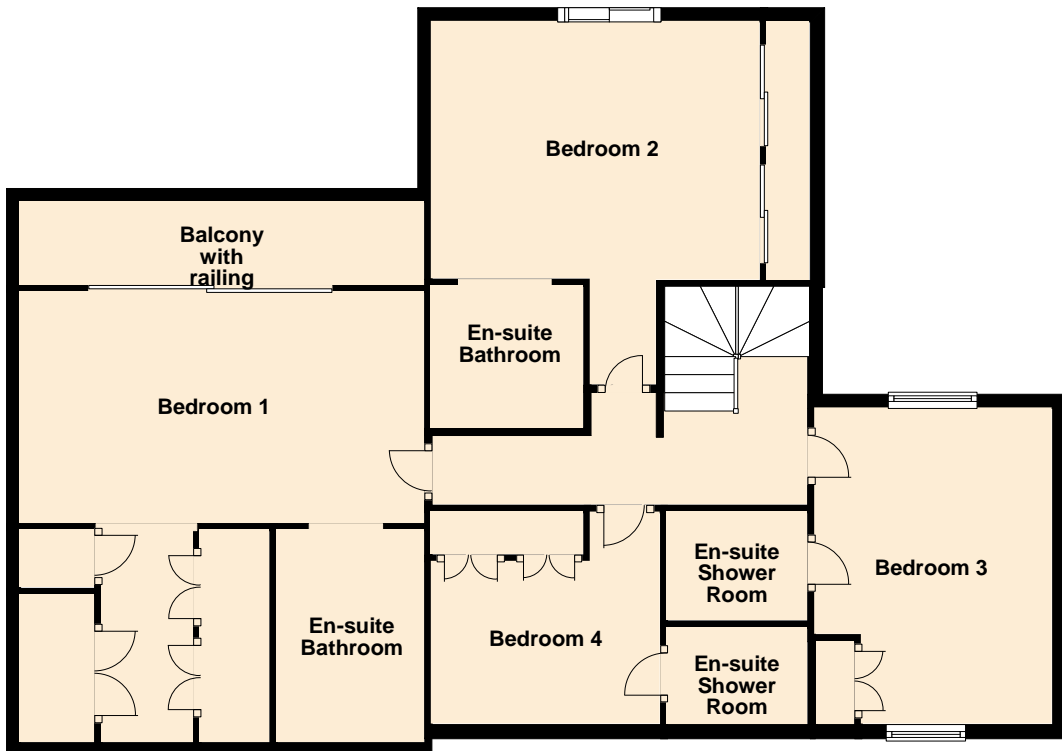
IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline 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.



Ground Floor



First Floor



Energy Performance Certificate

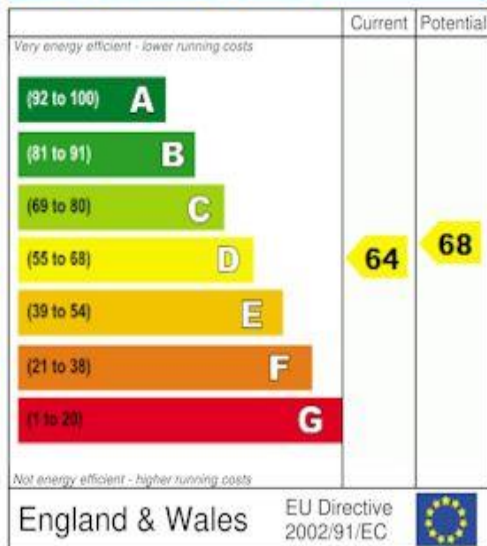


R J Webster Ltd
65, Brick Kiln Lane
Shephed
LOUGHBOROUGH
LE12 9EJ

Dwelling type: Detached house
Date of assessment: 18 June 2008
Date of certificate: 18 June 2008
Reference number: 0647-2888-6564-0598-3301
Total floor area: 223 m²

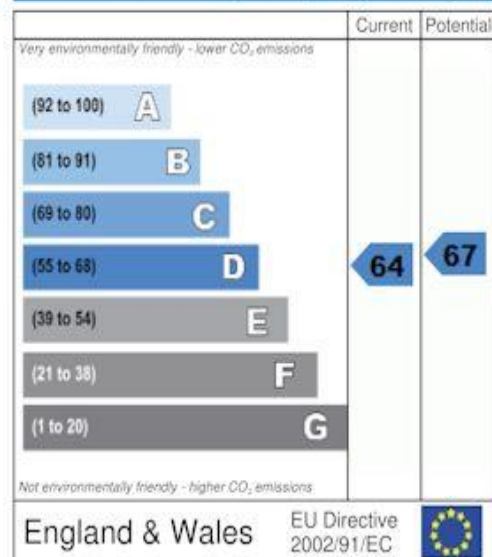
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	200 kWh/m ² per year	179 kWh/m ² per year
Carbon dioxide emissions	7.3 tonnes per year	6.6 tonnes per year
Lighting	£210 per year	£105 per year
Heating	£786 per year	£790 per year
Hot water	£167 per year	£137 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome