



**HORSE FAIR COTTAGE, MILL LANE, BELTON,
LEICESTERSHIRE, LE12 9UJ**



RENT £995.00 P.C.M. EXCLUSIVE

***FIVE BEDROOM DETACHED PROPERTY**

***THREE RECEPTION ROOMS**

***OFF ROAD PARKING *OPEN ASPECT VIEWS**

Situated in a semi-rural village location, this detached five bedroom property offers unfurnished accommodation to include lounge, dining room, study, breakfast kitchen with integrated appliances, utility room and pantry. To the first floor, master bedroom with en-suite, four further bedrooms, box room and family bathroom. Designated off-road parking space. Energy Rating D. The Reservation Fee is £190.00, including VAT and £45.00 for Referencing including 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.

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ACCOMMODATION

ENTRANCE HALL: With understairs store. Central heating radiator. Internal doors giving access to: -

LOUNGE: 18'7" x 10'8" (5.66m x 3.25m). With feature fireplace and wood panelling to dado height. Two central heating radiators. Double aspect glazed sash windows. Ceiling light point.

STUDY: 12'6" x 9'2" (3.81m x 2.79m). With central heating radiator. Alcove. Glazed sash window to the front elevation. Ceiling light point.



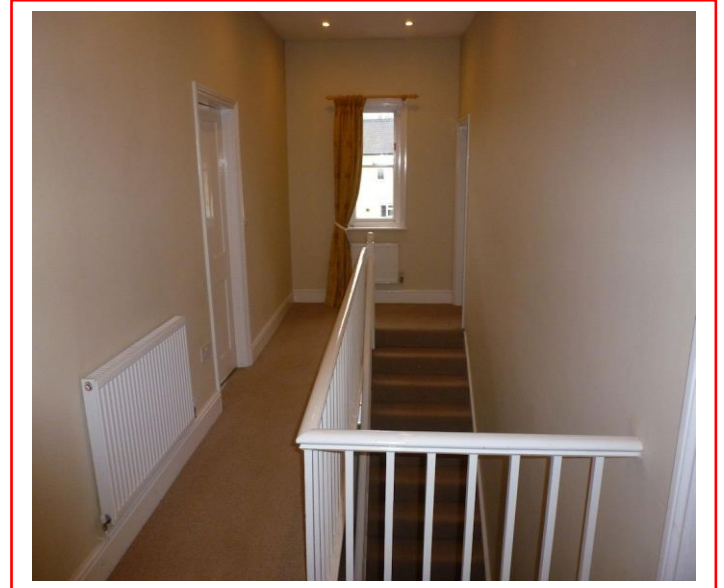
DINING ROOM: 12'6" x 9'8" (3.81m x 2.95m). With central heating radiator. Double aspect glazed sash windows. Integrated shelving to alcove space. Ceiling light point.

BREAKFAST KITCHEN: 18'8" x 12'7" (5.69m x 3.83m). With comprehensive range of fitted base and wall units. Breakfast bar. Integrated four ring gas hob unit and electric oven under. Extractor hood. Integrated dishwasher. Single drainer 1½ inset sink unit with mixer tap over. Tiled floor. Double aspect glazed sash windows. Recessed ceiling downlights.



UTILITY ROOM: 8'3" x 6'1" (2.52m x 1.85m). With inset sink unit. Tall cupboard enclosing combination boiler. Freestanding washing machine and dryer. Door to W.C. with wash hand basin. Recessed ceiling downlights.

PANTRY/STORE CUPBOARD: 6'1" x 5'6" (1.85m x 1.68m). With shelving. Fridge/freezer unit. Glazed window to the rear elevation. Ceiling light point.



LANDING: With two central heating radiators. Walk-in airing cupboard off. Glazed sash window to the front elevation. Recessed ceiling downlights.

MASTER BEDROOM: 13'6" (maximum) x 12'6" (4.12m x 3.81m). With two central heating radiators. Double aspect glazed sash windows. Ceiling light point.

EN SUITE: With shower cubicle, wash hand basin and low flush W.C. Chrome effect ladder-style heated towel rail. Double aspect glazed sash windows. Ceiling light point.



BOX ROOM/STORE: 7' x 4'6" (2.13m x 1.37m). With shelving and hanging rails. Recessed ceiling downlights.

BEDROOM 2: 10'8" x 9'2" (3.25m x 2.79m). With central heating radiator. Double aspect glazed sash windows. Ceiling light point.



BEDROOM 3: 10'8" x 9'2" (3.25m x 2.79m). With central heating radiator. Glazed sash window to the front elevation. Ceiling light point.

BEDROOM 4: 12'8" x 9'8" (3.86m x 2.95m). With central heating radiator. Glazed sash window. Integrated timber construction window seat with views to the front elevation.



BEDROOM 5: 12'8" x 9'8" (3.86m x 2.95m). With central heating radiator. Glazed sash window with views to the rear elevation. Ceiling light point.

FAMILY BATHROOM: Comprising of a white four piece suite to include panelled bath with shower over, wash hand basin, bidet and low flush WC. Shower screen. Central heating radiator. Chrome effect ladder-style heated towel rail. Glazed sash window to the side elevation.



OUTSIDE: Rear designated off-road parking space. Patio area with open view as shown below.



DIRECTIONAL NOTE: From our office, proceed in a southerly direction towards Southfield Road/B5350. At the first set of traffic lights, take the left hand turn into Barrow Street/A6. Continue along for some distance, turning left at the first cross junction reached adjacent to the Tesco store on the left hand side. Turn right at the next set of traffic lights onto the A6 Derby Road. At the traffic island junction, take the second exit and continue onto Derby Road/A6. Continue along passing through the village of Hathern. At the third set of traffic lights, take the left hand turn into Whatton Road. Continue for some distance under the motorway bridge and long Rempstone Road where the village of Belton will be located on the right hand side. Take the third right hand turn onto Long Street and proceed towards the centre of the village. Continue as Long Street merges into Mill Lane where Horse Fair Cottage can be easily located on the right hand side.

COUNCIL TAX BAND: Council Tax Band F.

UTILITIES: The tenant is responsible for paying the council tax and utility accounts.

RESTRICTIONS: Strictly Professionals Only. No Smokers. No Pets. Max 3 Children. 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.

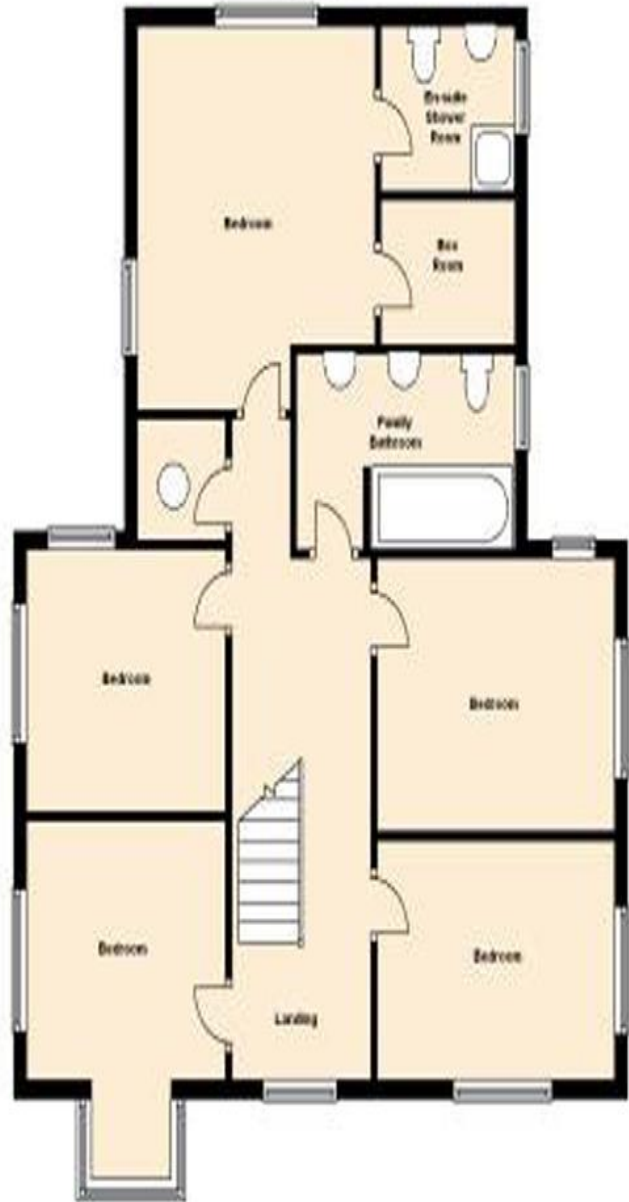
RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met there is a non-returnable fee of £190.00. We will also require £45.00 to cover a reference check. These 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. We are members of The Property Ombudsman scheme. Details produced on 25/10/17.

Ground Floor



First Floor



Total area: approx. 172.5 sq metres (1856.0 sq feet)

Energy Performance Certificate

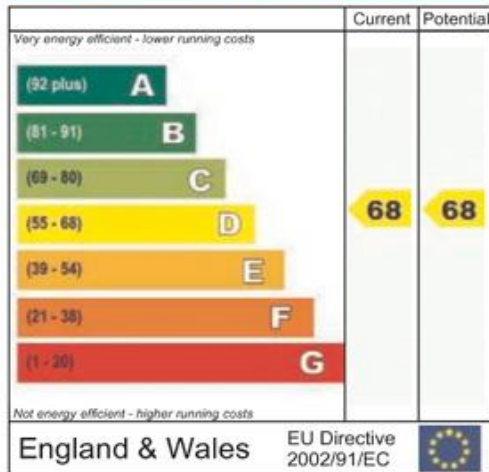


Horsefair Farm
Mill Lane
Belton
LOUGHBOROUGH
LE12 9UJ

Dwelling type: Detached house
Date of assessment: 22 January 2009
Date of certificate: 22 January 2009
Reference number: 8791-6829-5730-5672-6022
Total floor area: 193 m²

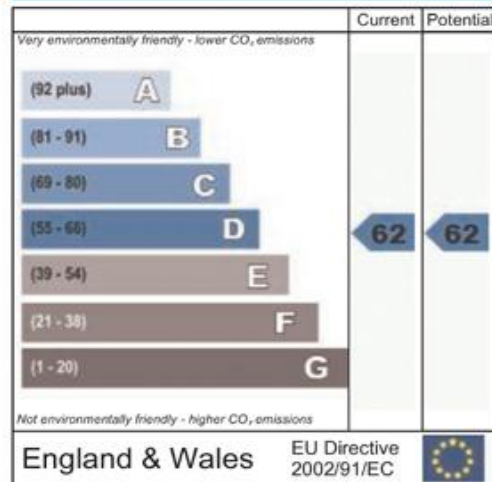
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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 are likely to 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	207 kWh/m ² per year	207 kWh/m ² per year
Carbon dioxide emissions	6.7 tonnes per year	6.7 tonnes per year
Lighting	£102 per year	£102 per year
Heating	£878 per year	£878 per year
Hot water	£148 per year	£148 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.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

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