



**6 SOAR LANE, SUTTON BONINGTON,
LEICESTERSHIRE, LE12 5PH**



RENT £ 550.00 P.C.M. EXCLUSIVE

Set within this sought after village location, this semi-detached cottage offers unfurnished accommodation to include lounge, kitchen and downstairs W.C. To the first floor there are two bedrooms and a shower room. Front garden and on street parking available. Energy Rate E. 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:

LOUNGE: 14' 4" x 9' 8" (4.36m x 2.96m) Glazed window and door to the front elevation. Ceiling light point. Central heating radiator. Fireplace. Sliding door gives access to:

REAR LOBBY: Glazed window to the rear elevation. Ceiling light point. Central heating radiator. Staircase rising off to first floor accommodation and door to:

REAR HALLWAY: Ceiling light point. Door to rear entrance hall. Further doors to:

KITCHEN: 11' x 5' 10" (3.37m x 1.70m) Comprising a range of base units with a roll edged work surface, inset stainless steel sink with side drainer and four ring gas hob with oven under. UPVC double glazed window to the side elevation. Glazed window to the front elevation. Ceiling light point. Central heating boiler. Central heating radiator.

WC: .With WC and light point. Central Heating radiator. Obscure glazed door.

UTILITY/LEAN TO: Timber frame with Perspex roof. Space and plumbing for washing machine. Glazed door to the front elevation.

FIRST FLOOR LANDING: Ceiling light point and doors into:

BEDROOM 1: 13' 2" x 9' 8" (4.01m x 2.96m) Glazed window to the front elevation. Ceiling light point. Central heating radiator and built-in storage cupboard.

BEDROOM 2: 11' x 5' (3.46m x 1.53m) Glazed window to the rear elevation. Ceiling light point. Central heating radiator and built-in storage cupboard.

SHOWER ROOM: Comprising of three piece suite to include walk-in shower cubicle, WC and wash hand basin. Obscure window to the rear elevation. Ceiling light point and central heating radiator.

OUTSIDE: The property sits on a shared plot with number 8, having slabbed walkway leading up to the front door, forking off to the right, with lawned areas either side. The lawn and planting borders in front of the property is for the use of that property with the path used as a divide

RESTRICTIONS:

Very strictly professionals only. No pets, No sharers, No smokers

COUNCIL TAX BAND: B

DIRECTIONS: Proceed out of Loughborough in a northerly direction on the A6 Leicester Road and proceed out of town leading to Hathern. Pass through the village of Hathern. Shortly afterwards, take the first right hand turn at the traffic lights as signposted for Zouch. Proceed through the village of Zouch and shortly afterwards, take the left hand turn onto Park Lane, Sutton Bonington. Proceed through the village of Sutton Bonington along Main Street and at the bottom of Marlepit Hill take the left hand turn onto Soar Lane where number 6 can be located towards the bottom of the road on the right hand side.



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.

RESTRICTIONS: 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.

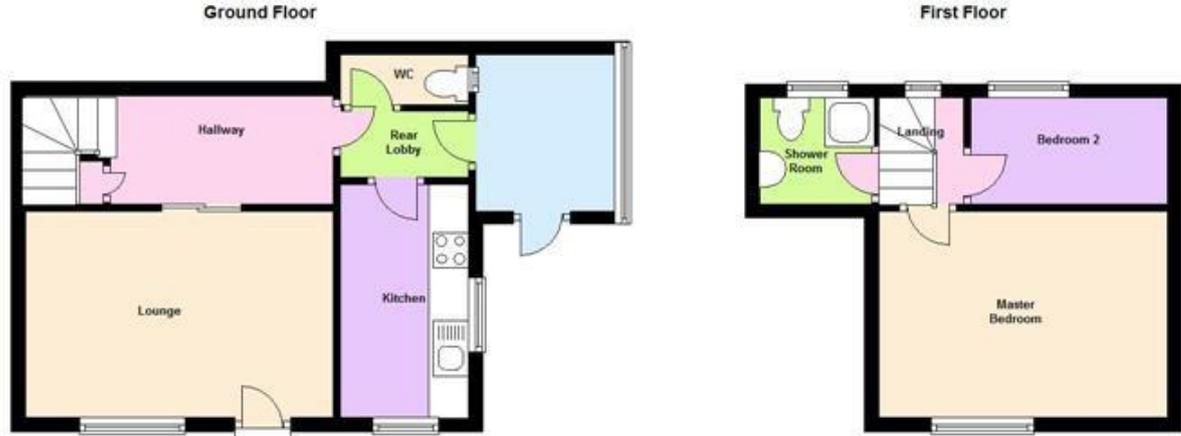
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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.

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.

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.





Energy Performance Certificate

8 Soar Lane
Sutton Bonington
LOUGHBOROUGH
Leicestershire
LE12 5PH

Dwelling type: Semi-detached house
Date of assessment: 29 November 2011
Date of certificate: 29 November 2011
Reference number: 8898-8919-8329-7426-6993
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 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 | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| D | B | D | B |

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

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 384 kWh/m ² per year | 358 kWh/m ² per year |
| Carbon dioxide emissions | 3.9 tonnes per year | 3.6 tonnes per year |
| Lighting | £39 per year | £30 per year |
| Heating | £679 per year | £647 per year |
| Hot water | £72 per year | £72 per year |

You could save up to £51 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc, nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6

