

**BELTON STREET, SHEPSHED, LOUGHBOROUGH,
LEICESTERSHIRE, LE12 9AB**



RENT £725.00 P.C.M. EXCLUSIVE

Available immediately, this three bedroom mid-terrace house is set within close proximity to the centre of Shepshe, local shops, amenities and travel routes. Offering accommodation to include a lounge, dining room, kitchen and three piece suite bathroom. To the first floor, there are three bedrooms. Outside shared space to the rear. On-street parking is unavailable directly outside the property as double yellow lines restrict use, however parking is available locally. Energy Rating D. There is a holding deposit of £165.00 that will be required upon successful application for the property. Assuming that all criteria is met, a further payment as damage deposit of £670.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details. Council tax band A.

THINKING OF LETTING?

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

Residential Lettings

ACCOMMODATION:

LOUNGE: 10'11 x 10'7 (3.3.m x 3.2m) UPVC double-glazed window and door to the front elevation. Ceiling light point. Central heating radiator. Housing the properties electric meter and fuse board. Door through to:-

DINING ROOM: 12'6 x 11'5 (3.8.m x 3.5m) UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built-in cupboard. Door to:

KITCHEN: 8'11 x 6'11 (2.7.m x 2.1m) Comprising of a range of base and eye level units with roll edge work surface. Inset stainless steel sink and side drainer. Space for washing machine. Freestanding gas oven. Housing the properties Ideal 24 central heating combination boiler. Double-glazed door and window to the side elevation. Ceiling strip light. Door through to:

BATHROOM: Comprises of a three piece suite to include panel bath with hand shower attachment over. W.C and wash hand basin. Full height tiling to all walls. Ceiling light point. Heated ladder effect towel rail.

FIRST FLOOR LANDING: Ceiling light point. Central heating radiator. Internal door leads through to:

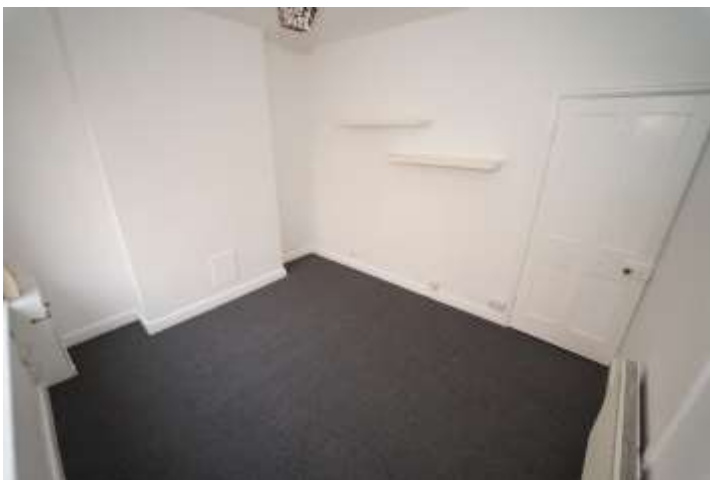
BEDROOM ONE: 10'11 x 10'7 (3.3.m x 3.2m) UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Over stairs storage cupboard.

BEDROOM TWO: 11'4 x 9'10 (3.5.m x 3.0m) UPVC double-glazed window. Ceiling light point. Central heating radiator. Built-in cupboard.

BEDROOM THREE: 8'11 x 6'11 (2.7.m x 2.1m) UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

DIRECTION NOTE: From our office, proceed in a southerly direction on the A6 Leicester Road towards Southfield Road/B5350. On the first set of traffic lights, turn right into Southfield Road and proceed for a short distance merging into Royland Road/B5350. At the junction, turn right onto Park Road/B5350 and immediate left into Forest Road/B5350. At the traffic island junction, take the third exit onto Epinal Way/A6004.

Proceed along until reaching the following traffic island junction, taking the first exit onto Ashby Road/A512. Continue to proceed taking the second exit on the following two traffic island junctions and at the second set of traffic lights, turn left onto Leicester Road. At the second mini-traffic island junction, take the first exit onto Kirkhill and at the next, take the second exit onto Field Street. Continue along turning right onto Britannia Street and at the next traffic island junction, take the second exit onto Belton Street where Number 18 can be easily located on the right.



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.

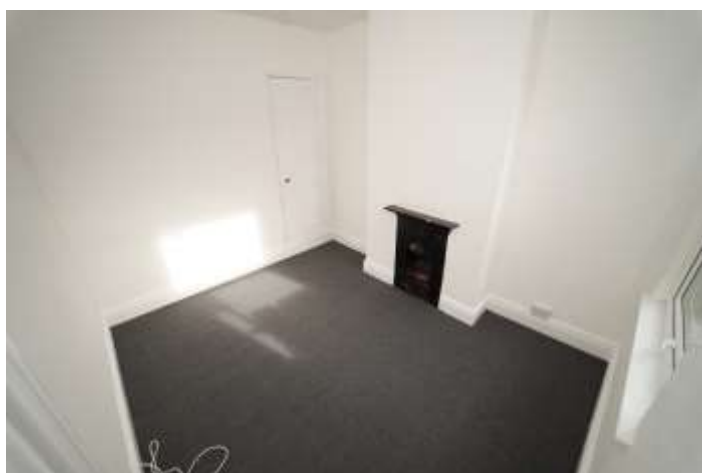
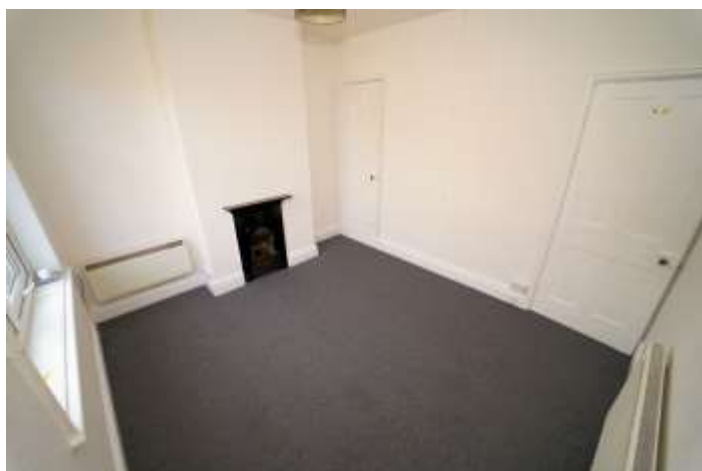
Ongoing rent is payable calendar monthly in advance by standing order.

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. Please note, these details were produced on the 22/10/2025 and are for illustrative purposes only. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate

HM Government

16, Batten Street, Birmingham, B2 4BN
 Dwelling type: Mid-terrace house
 Date of assessment: 01 February 2010
 Date of certificate: 01 February 2010
 Reference number: 0148 0001 7000 0001 0000
 Type of assessment: Full EPC, existing dwelling
 Total floor area: 75 sq m

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 lower the running costs of your property

Estimated energy costs of dwelling for 5 years

Over 5 years you could save £ 6,318

Over 5 years you could save £ 6,318

Estimated energy costs of dwelling

Lighting £ 150 over 5 years £ 150 over 5 years

Heating £ 1,100 over 5 years £ 1,100 over 5 years

Hot Water £ 100 over 5 years £ 100 over 5 years

Total £ 1,350 over 5 years £ 1,350 over 5 years

Energy Efficiency Rating

Current Rating D

Recommended Rating C

Energy Efficiency Rating

Current Rating D

Recommended Rating C

Energy Efficiency Rating

Current Rating D

Recommended Rating C

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