



**11 DANVERS LANE, SHEPSHED,  
LEICESTERSHIRE, LE12 9RN**



**RENT £595.00 P.C.M. EXCLUSIVE**

A two bed mid-town house situated in the centre of Shepshead within easy access of local commuter routes and centres of employment. The property is offered unfurnished with accommodation comprising of lounge, kitchen/diner, with space and plumbing for a washing machine, space for a fridge/freezer and integrated oven and gas hob. To the first floor there are two bedrooms and a family bathroom. There is off-street parking to the front of the property and a rear yard. The property benefits from gas central heating and UPVC double glazed windows and doors. Energy Rating of C. There is a holding deposit of £135.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £685.00, along with the first month's 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:** 10'4" x 14' (3.17m x 4.26m) maximum into under stairs recess plus extra for the single storey with the entrance door. Gas effect feature fireplace. UPVC double-glazed window to the front elevation. Two central heating radiators. Two wall light points. Ceiling light point with three spotlights. Stairs rising up to the first floor accommodation. Door through to: -

**DINING/KITCHEN:** 7'8" x 14' (2.37m x 4.23m). Comprising of a matching range of base and eye level units with roll edge work surface, built-in electric oven and four ring gas hob. Ceiling downlight. UPVC double-glazed window to the rear elevation. Central heating radiator. Space and plumbing for an automatic washing machine. Space for a freestanding fridge freezer and breakfast bar area. UPVC double-glazed door to the rear elevation.

**LANDING:** Ceiling light point with three spotlights. Loft access hatch.

**BEDROOM 1:** 8'7" x 10'8" (2.64m x 3.29m). UPVC double-glazed window to the front elevation. Central heating radiator. Ceiling light point. Built-in cupboard over stairs with clothes hanging rails.

**BEDROOM TWO:** 9'8" x 7' (2.96m x 2.13m). UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**BATHROOM:** 6'4" x 6'3" (1.95m x 1.92m). Comprising of a three piece suite to include corner bath with electric shower over, low level flush WC and wash hand basin. Central heating radiator. Ceiling downlight.

**OUTSIDE:** To the front of the property, there is a slab and gravelled area for parking for two vehicles. To the rear, there is a block paved patio area with high fencing and outdoor shed. Access to the rear entrance.

**DIRECTIONAL NOTE:** From our offices, 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. Take the second right onto The Lant and the second left onto Danvers Lane where the property can be located on the left hand side easily identified by our TO LET board.

**RESTRICTIONS:** No Smokers. No Pets. 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.

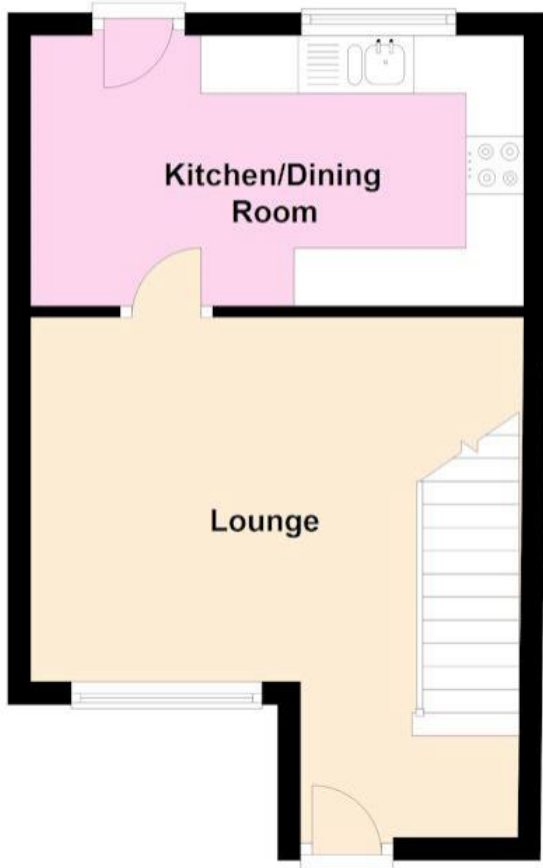
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**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. We are members of The Property Ombudsman scheme. The photos were taken on 2017 and therefore they are for illustrative purposes only.



## Ground Floor



## First Floor



**Energy Performance Certificate** HM Government

11, Danvers Lane, Shepshed, LOUGHBOROUGH, LE12 9RN

Dwelling type: Mid terrace house      Reference number: 8002-4904-5029-1387-2233  
 Date of assessment: 10 February 2017      Type of assessment: RuSAP existing dwelling  
 Date of certificate: 10 February 2017      Total floor area: 50 m<sup>2</sup>

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 creating improvement measures.

**Estimated energy costs of dwelling for 3 years:** £ 1,847

**Over 3 years you could save:** £ 255

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 120 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: 0 auto;">                     You could save <b>£ 255</b> over 3 years                 </div>
Heating	£ 1,134 over 3 years	£ 1,089 over 3 years	
Hot Water	£ 273 over 3 years	£ 163 over 3 years	
<b>Totals</b>	<b>£ 1,647</b>	<b>£ 1,392</b>	

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**

Very energy efficient - lowest heating costs

A

B

C

D

E

F

G

Not energy efficient - higher heating costs

Current: **D**

Potential: **B**

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £5,000	£ 80	✔
2 Low energy lighting for all fixed outlets	£55	£ 105	✔
3 Solar water heating	£4,000 - £9,000	£ 67	✘

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4