

**FARNHAM STREET, QUORN, LOUGHBOROUGH,
LEICESTERSHIRE, LE12 8DR**



Rent £ 1,050.00 P.C.M. exclusive

This two bedroom terraced house is immediately available to let. Located in the popular village of Quorn in a quiet road. The property briefly comprises of front room, dining room, kitchen and pantry on ground floor. On first storey there are two double bedrooms and a family bathroom. Garden to the rear and parking is available on road within the vicinity. The property has been recently refurbished comprising new kitchen, bathroom suite, new floors though all, freshly decorated and fully re-wired. Council tax band B. Energy rate class D. There is a holding deposit of £240.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £1210.00 (comprehensive of holding deposit) will be required, 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

Residential Lets

ACCOMMODATION:

LOUNGE:

3.84m x 3.17m (12' 7" x 10' 5")

Double glazed window facing the front. Ceiling light point. Curtain pole. One central heating radiator. UPVC front door. Carpet fitted. Smoke alarm.

DINING ROOM:

3.84m x 3.51m (12' 7" x 11' 6")

Double glazed window facing the rear. Ceiling light point. Curtain pole. One central heating radiator. Carpet fitted. Door to under stairs storage cabinet. Smoke Alarm.

KITCHEN:

3.02m x 2.1m (9' 11" x 6' 11")

Range of light grey base and eye level units with black worktop with integrated sink. Double glazed window facing the side. Single ceiling light point. Heat alarm. UPVC door leading to rear garden facing the side. Vinyl floor.

BEDROOM 1:

3.84m x 3.18m (12' 7" x 10' 5")

Double glazed window facing the front. Ceiling light point. Curtain pole. One central heating radiator. UPVC front door. Carpet fitted. Door that opens to built-in cabinet.

BEDROOM TWO:

2.86m x 3.53m (9' 5" x 11' 7")

Double glazed window facing the rear. Ceiling light point. Curtain pole. One central heating radiator. Carpet fitted.

BATHROOM:

4.09m x 2.12m (13' 5" x 6' 11")

Bathtub with shower screen, wc and wash hand basin. Electric shower installed on top bath. One central heating radiator. Single ceiling light point. Double glazed window with obscure glaze facing the side. Chrome silver towel holder. Timber towel holder. Boiler cupboard. Carbon monoxide alarm.



COUNCIL TAX BAND: B

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. We are members of The Property Ombudsman scheme. Details prepared 16th March 2026.



Ground Floor



First Floor



Energy performance certificate (EPC)

111, Main Street East Street LOUGHBOROUGH LE12 6PF	Energy rating D	Valid until: 30 March 2030
		Certificate number: 8930-6227-5140-1838-0296

Property type	end-terrace house
Total floor area	69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.
 See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

