



**FIELD STREET, SHEPSHED,
LEICESTERSHIRE, LE12 9AL**



RENT £465.00 P.C.M. EXCLUSIVE

A first floor flat situated in the centre of Shepshead within easy access of local commuter routes and centres of employment. The unfurnished accommodation comprises of an entrance hall with stairs leading through to the landing, which has internal doors leading through to the lounge and to the recently re-fitted kitchen, which includes washing machine, tumble dryer, fridge freezer and integrated oven and hob. Off the kitchen, there is a shower area and separate WC, which then leads through to the bedroom. There is on-street parking available in the vicinity. The property has an Energy Rating of E. Council Tax A. There is a holding deposit of £105.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £535.00 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
RING FRECKELTONS on 01509 214564**

Residential Lettings

ACCOMMODATION:

LOBBY: Ground floor lobby with stairs off to the first floor accommodation leading to: -

ENTRANCE HALL: Ceiling light point. UPVC double glazed window to the front elevation. Night storage heater. Mains heat detector. Internal doors leading through to the **KITCHEN** and : -

LOUNGE: 15'5" x 11'11" (4.69m x 3.65m). Two UPVC double glazed windows to the front elevation. Two ceiling light points. Night storage heater. Wall-mounted electric heater. Door through to:-

KITCHEN: 16'1" x 7'2" (4.90m x 2.19m). Comprising of a matching range of base and eye level units with roll edge work surface. Inset stainless steel sink with side drainer with hot water heater over. Built in oven with hob over. Washing machine, tumble dryer and fridge freezer. UPVC double glazed window to the rear elevation. Ceiling light point. Night storage heater. Mains heat detector. Door to:-

REAR LOBBY: Ceiling light point. Shower cubicle. Extractor fan. Door to: -

WC: With low level WC and wash hand basin. Obscure UPVC double glazed window to the side elevation. Ceiling light point. Wall mounted heater and hot water heater.

BEDROOM 1: 19'7" x 7'8" (max) (5.98m x 2.34m). Two UPVC double glazed windows to the side elevation. Two ceiling light points. Electric night storage heater. Wall-mounted electric heater.

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 and at the next, take the second exit onto Field Street where Number 2A is located on the immediate left.



RESTRICTIONS: Professional or post graduates
No pets. Non smokers

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.

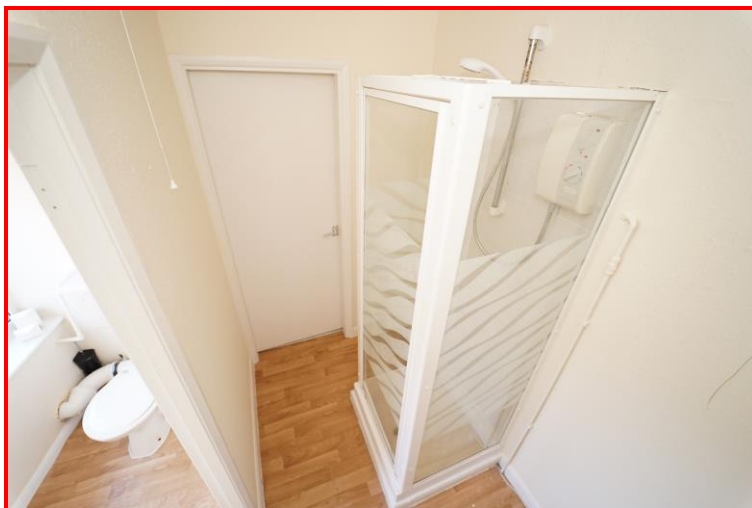
Ongoing rent is payable calendar monthly in advance by standing order.

If you require any further information please contact our Residential Property Management Department.

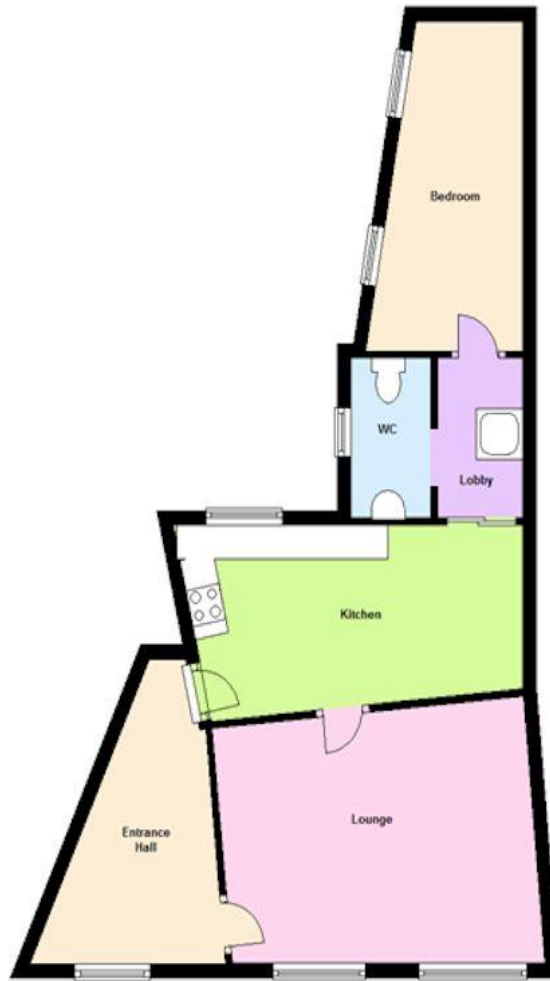
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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. These details and the pictures were produced in January 2025.



First Floor Flat



Energy Performance Certificate

SAP
Energy Performance Certificate

2a, Field Street, Shepshed, LOUGHBOROUGH, LE12 9AL

Dwelling type: Top-floor flat Reference number: 8108-7036-1529-8906-1943
 Date of assessment: 07 August 2014 Type of assessment: RDSAP existing dwelling
 Date of certificate: 07 August 2014 Total floor area: 48 m²

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 installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,932
Over 3 years you could save	£ 515

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 105 over 3 years	£ 105 over 3 years	
Heating	£ 1,032 over 3 years	£ 518 over 3 years	<div style="background-color: #4f81bd; color: white; padding: 5px; text-align: center;"> You could save £ 515 over 3 years </div>
Hot Water	£ 795 over 3 years	£ 785 over 3 years	
Totals	£ 1,932	£ 1,419	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower heating costs

Not energy efficient - higher heating costs

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).

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 Cavity wall insulation	£500 - £1,500	£ 437	✔
2 Fan-assisted storage heaters	£500 - £800	£ 75	✔

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/homeenergy or call 0300 333 2284 (standard national rate). The Green Deal may show you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 4