



**KING STREET, SILEBY,
LOUGHBOROUGH LEICESTERSHIRE LE12 7NA**



Rent £795,00 P.C.M.

This two bedroom inner terraced house located in Sileby has recently been completely refurbished and is immediately available to let. Located within walking distance from the train station, and close to local supermarket and numerous local shops and pubs with easy access to commute routes for Loughborough and Leicester. The property briefly comprises of a lounge, a kitchen, and a family bathroom on ground level and two spacious two double bedrooms on first elevation. With rear garden and outdoor WC. Parking available off road. Energy Rate D. Council Tax Band A. There is a holding deposit of £180.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £735.00 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

ACCOMODATION;

LOUNGE:3.33m x 3.3m (10' 11'' x 10' 10'')

Single ceiling light point. One central heating radiator. Carpet fitted. One double glazed window facing front. Meter and fuse box cupboard.

DINING/KITCHEN:3.3m x 3.28m (10' 10'' x 10' 9'')

Base unit and high units. One and a half bowl sink with side drainer. Work top. Single ceiling light point. One central heating radiator. Vinyl floor fitted. One double glazed window facing rear. Combi boiler.

LANDING: Single ceiling light point. Wood railway fitted on the right.

BEDROOM 1:3.33m x 3.35m (10' 11'' x 11' 0'')

Single ceiling light point. One central heating radiator. Carpet fitted. One double glazed window facing rent.

BEDROOM TWO:3.3m x 3.28m (10' 10'' x 10' 9'')

Single ceiling light point. One central heating radiator. Carpet fitted. One double glazed window facing rent. Attic access.

BATHROOM:2.41m x 1.65m (7' 11'' x 5' 5'')

One electric extractor fan. Single ceiling light point. Shower unit over. WC. Hand wash basin. One central heating radiator.

DIRECTIONAL NOTE:

From our office head northeast on Woodgate toward Leicester Road. Turn right onto Leicester Rd. At the roundabout, take the 2nd exit onto A6. After 1.9 miles at the roundabout, take the 2nd exit onto A6. Take the exit toward Sibley Road. Turn right onto Barrow Rd. Turn left onto Barrow Road. Turn left onto King Street. The property will be located on your right side/

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 short hold 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.

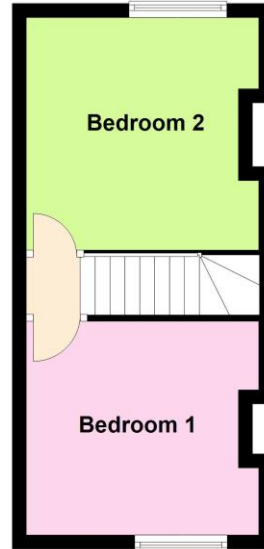
IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline 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. Set of details prepared on February 2024.



Ground Floor



First Floor



Energy performance certificate (EPC)

50 King Street Sleby LOUGHBROUGH LE12 7NA	Energy rating D	Valid until: 31 March 2032 Certificate number: 2685-1003-8207-4942-0200
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Property type	Mid-terrace house
Total floor area	57 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).
(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's current 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 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