



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



RENT £525.00 P.C.M. EXCLUSIVE

A two bedroom Victorian mid-terraced property which sits flush fronted to the pavement. An entrance door leads through to a lounge which then leads through to a dining kitchen with a staircase leading to the first floor. To the rear, there is a lobby and downstairs bathroom. To the first floor, there are two double bedrooms. The rear garden is accessed via a right of way across other properties to the right where there is a small patio area to the rear with further standing for timber store or lawned area to the right hand side. Energy Rating of D. There is a holding deposit of £120.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £605.00 will be required, along with the first months' 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: 10'11" x 10'11" (3.34m x 3.34m). With UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Fire. Internal door gives access to:

INNER HALLWAY: Understairs storage cupboard. Opens into the: -

KITCHEN: 10'11" x 10'11" (3.34m x 3.34m). Comprising of a range of base and eye level units with roll edge work surface. Inset stainless steel sink and side drainer. Space and plumbing for washing machine and oven. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Staircase rising off to the first floor accommodation. Internal door giving access to: -

LOBBY: UPVC double-glazed door to the side elevation. Ceiling light point. Central heating radiator. Loft access hatch. Storage cupboard. Internal door giving access to: -

DOWNSTAIRS BATHROOM: Comprises of a three piece suite to include panelled bath, WC and wash hand basin. Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Storage cupboard housing the property's Eye Mini combination boiler with drying space under.

LANDING: Ceiling light point. Door into: -

BEDROOM 1: 10'11" x 10'11" (3.34m x 3.34m). UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

BEDROOM 2: 10'11" x 10'11" (3.34m x 3.34m). UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Over stairs storage cupboard.

OUTSIDE: The property sits flush-fronted to the road with access to the rear, which has a concrete patio to the immediate rear of the property along with the rest of the garden being laid to low maintenance pea gravel with panel fencing. The garden is open and shared with several other properties.

DIRECTIONAL NOTE: Proceed from our office in a southerly direction on the A6 Leicester Road and continue for some distance until reaching the traffic island junction with the A6 bypass. Take the second exit onto the bypass and continue along over the roundabout and take the exit as signposted for Mountsorrel and Sileby. At the 'T' junction, turn left onto Mountsorrel Lane and continue along to the 'T' junction and turn right into Sileby. Take the first left onto King Street where shortly after passing the railway bridge, Number 52 can be located on the right hand 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 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 month's 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.

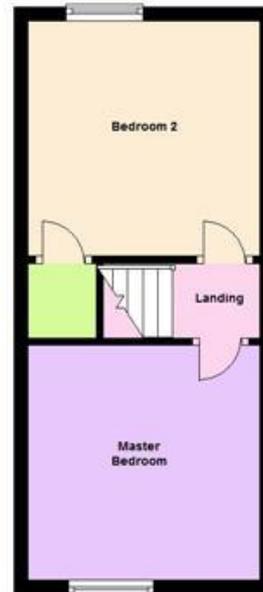
IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline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



Ground Floor



First Floor



Energy Performance Certificate



52, King Street, Sibley, LOUGHBOROUGH, LE12 7NA

Dwelling type: Mid-terrace house Reference number: 0758-3056-7217-0857-8930
 Date of assessment: 05 March 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 06 March 2013 Total floor area: 58 m²

Use this document to:

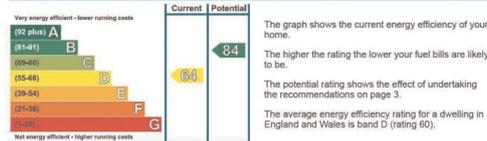
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,899
Over 3 years you could save	£ 363

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 105 over 3 years	You could save £ 363 over 3 years
Heating	£ 1,455 over 3 years	£ 1,263 over 3 years	
Hot Water	£ 234 over 3 years	£ 168 over 3 years	
Totals	£ 1,899	£ 1,536	

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



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 Internal or external wall insulation	£4,000 - £14,000	£ 139	✓
2 Floor insulation	£800 - £1,200	£ 64	✓
3 Low energy lighting for all fixed outlets	£40	£ 90	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.