

**36 LEICESTER ROAD, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 2AG**



**Rent £ 850.00 P.C.M. exclusive**

Now available to let. This two bedroom flat that comprises of a spacious living area and kitchen on the first storey. On the second storey there are two double bedrooms, generous in size and a family bathroom. On the rear there is a large yard with a garage/storage area, with direct access to Moira Street. Mixture of timed, permit and on road parking in the vicinity. It is located a short distance from the town centre with easy access to bus and train routes. Positioned close to a public park, a local supermarket and shops. Energy rating D. Council tax band A. There is a holding deposit of £195.00 that is required upon successful application for the property. Assuming that all criteria is met. There is a damage deposit of £980.00 (including the holding deposit) will be required along with the 1<sup>st</sup> months rent before the tenancy commences.

***THINKING OF LETTING?***  
***For a FREE APPRAISAL of your property without obligation***

**Residential Lets**

## ACCOMMODATION:

**ENTRANCE HALL:** Ceiling light point. Door that leads to rear garden. Door that leads upstairs on first floor landing.

## LOUNGE:

5.13m x 3.78m (16' 10" x 12' 5")

Two timber sash windows, gas central heating radiator, single ceiling light point, fireplace with tiled surround.

## DINING/KITCHEN:

5.07m x 3.14m (16' 8" x 10' 4")

Range of base and eye level cabinets with drawers, black counter tops, gas cooker, single stainless steel sink with side drain, central heating radiator, timber sash windows facing rear, wall mounted boiler

## LANDING:

4.68m x 1.98m (15' 4" x 6' 6")

Central heating radiator, handrail for stairs, timber sash window, ceiling light point

## BEDROOM ONE:

3.14m x 3.19m (10' 4" x 10' 6")

Central heating radiator, timber sash window, ceiling light point

## BEDROOM TWO:

5.14m x 3.76m (16' 10" x 12' 4")

Central heating radiators, ceiling light point, 1 built in storage cupboard, two timber sash windows

## BATHROOM:

3.15m x 1.33m (10' 4" x 4' 4")

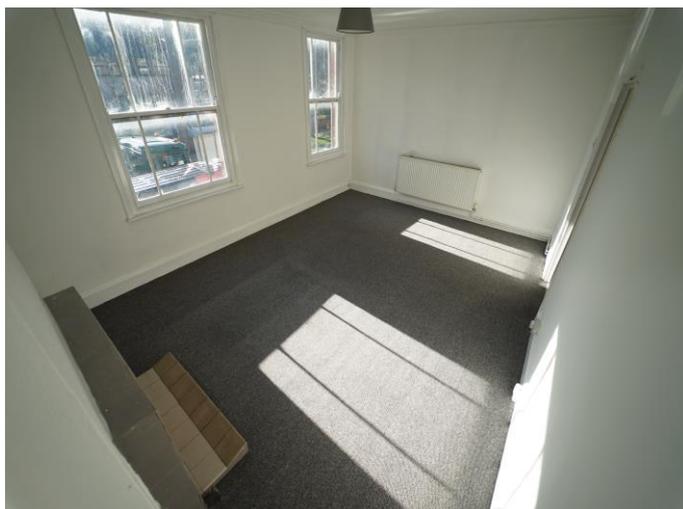
Comprising of walk in shower, WC and wash hand basin, central heating radiator, ceiling light point, extractor fan and cabinet.

## OUTSIDE:

Laid to gravel with access to storage-garage that opens on Moira Street.

## DIRECTIONAL NOTE:

From our office on 1 Leicester Road, head towards Leicester Road. Turn right onto Leicester Road. It is located above a shop called Grab and Go on the left hand side .



## **COUNCIL TAX BAND: A**

**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.

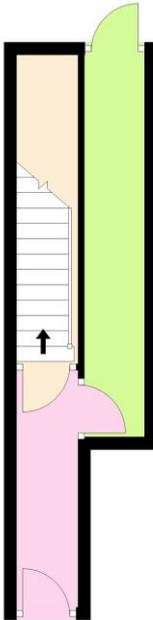
**RESERVATION:** If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met a holding deposit equivalent to one week's rent will be required upon successful 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.

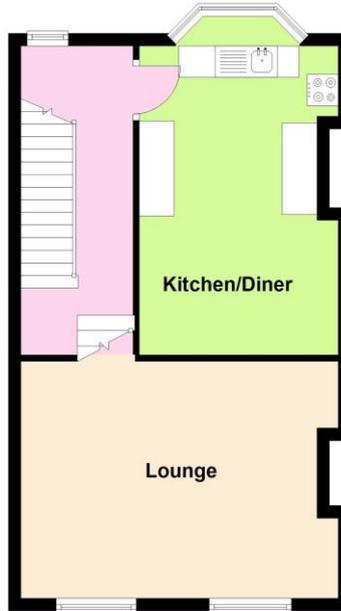
Details prepared on 23/03/2026



Ground Floor



First Floor



Second Floor



**Energy performance certificate (EPC)**

38 Leicester Road LOUGHBOROUGH LE11 2AG	Energy rating <b>D</b>	Valid until: 12 November 2032 Certificate number: 9895-1904-8239-9802-5204
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Property type: Top-floor flat  
Total floor area: 86 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-letted-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-letted-property-minimum-energy-efficiency-standards-landlord-guidance>).

**Energy rating and score**

This property's energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	72 C
39-54	E		
21-38	F		
1-20	G		