



**15 LOWTHER WAY, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 2LF**



RENT £ 625.00 P.C.M. EXCLUSIVE

Available from the last week of July, this two bedroom mid-terraced townhouse is situated within easy reach of the town centre and local commuter routes. Offering unfurnished accommodation to include a lounge and breakfast kitchen to the ground floor. To the first floor, there are two bedrooms and a family bathroom. Off-road parking for two vehicles is available to the front of the property with a garden mainly laid to lawn to the rear. Energy Rate D. There is a holding deposit of £140.00 that will be required upon successful application of the property. Assuming that all criteria is met, a damage deposit of £720.00 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

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE

Telephone:01509-214564. Fax:01509-236114. <mailto:lettings@freckeltons.com> www.freckeltons.com

ACCOMMODATION:

LOUNGE: 13'1" x 12' (3.99m x 3.67m). With staircase rising off to the first floor accommodation. Double-glazed boxed bay to the front elevation. Two ceiling light points. Central heating radiator. Door through to: -

KITCHEN: 12' x 7'11" (3.76m x 2.41m). Comprising of a matching range of base and eye level units with roll edge work surface. Inset sink with side drainer and mix tap over. Integrated oven. Space and plumbing for washing machine and larder style fridge freezer. Double-glazed window and door to the rear elevation. Two ceiling light points. Housing the property's central heating boiler.

LANDING: Ceiling light point. Internal doors giving access to: -

BEDROOM ONE: 9'1" x 8'7" (3.01m x 2.61m). Double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Over stairs storage cupboard.

BEDROOM TWO: 11'1" x 5'7" (3.39m x 1.72m). Double-glazed windows to the rear elevation. Ceiling light point. Central heating radiator.

FAMILY BATHROOM: Comprises of a three piece suite to include panel bath with shower attachment over, WC and wash hand basin. Obscure double-glazed window to the rear elevation. Ceiling downlight. Central heating radiator. Full height tiling to the walls.

OUTSIDE: The property has two allocated parking spaces to the front with slab walkway leading to the property's front door. To the rear, there is a shingle patio area and a shaped patio area leading down to the rear of the garden passing a shaped lawn. Outside timber store. Enclosed by panel fencing.



RESTRICTIONS: No Pets. 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.

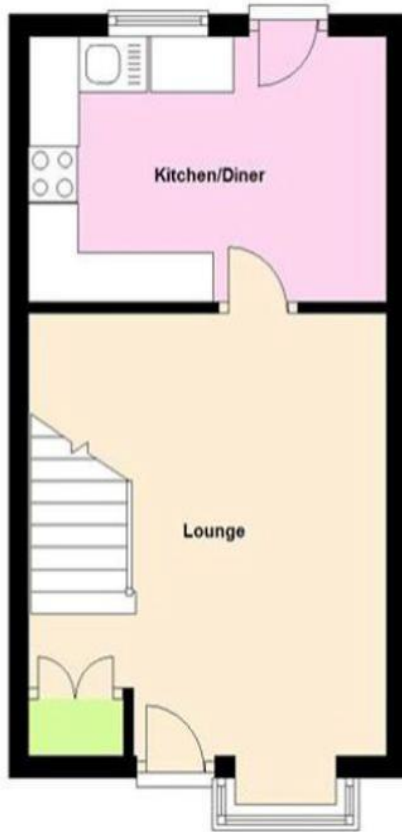
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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. These details were produced in 2018 and are for illustrative purposes only.



Ground Floor



First Floor

