



**100 OAKLEY ROAD, SHEPSHED, LOUGHBOROUGH
LEICESTERSHIRE LE12 9AX**



Rent £695.00 P.C.M. exclusive

Situated on the outskirts of the popular village of Shepshead. This three bed semi-detached property currently enjoys views over the country side and sits on a generous plot. The accommodation comprises of an entrance porch which leads into the entrance hall with lounge, dining room and fitted kitchen off. To the first floor, there are three bedrooms and a family bathroom. To the front, there is a driveway providing off road parking for several vehicles and lawn to the rear. There is a good sized mature garden which is mainly laid to lawn with numerous planting borders. To the side, there is a detached garage and covered porch. Energy rating of D. There is a holding deposit of £160.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £800.00 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:

ENTRANCE HALL: Staircase rising off to the first floor accommodation. Ceiling wall light. Central heating radiator. Central heating thermostat. Internal doors leading through to:-

LOUNGE: 12'1" x 12'0" (3.7m x 3.0.) Walk in bay window to the front elevation. Three wall light points. Central heating radiator. Four bar plug in gas fire.

DINING ROOM: 11'11" x 9'11" (3.6m x 3.0m) UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

KITCHEN: 8'10" x 6'10" (2.7m x 2.1m) Comprises of a range of base and eye level units with roll edge work surface. Inset stainless steel sink and side drainer with mixer tap over. Four ring electric hob with extractor hood over and separate oven. Ceiling down lights. Central heating radiator. Space for washing machine. Door off leading to the pantry. Housing the properties meters and fuse boards with single glazed window to the side elevation. Rear door leads to:-

COVERED PORCH: Timber door and UPVC double-glazed window to the front elevation. Further timber door and UPVC double-glazed window to the rear which leads through to the rear garden. Further doors leads through into properties attached single garage.

FIRST FLOOR LANDING: UPVC double-glazed window to the side elevation. Wall light point. Loft access hatch. Built-in cupboard housing the properties central heating boiler. Internal doors lead through to:-

BEDROOM ONE: 12'0" x 10'2" (3.7m x 3.1m) Walk in bay window to the front elevation. Ceiling light point. Central heating radiator. Built-in furniture to include three double wardrobes with storage boxers over. Free standing vanity unit with three draws either side of kneehole inset, matching bedside cabinets.

BEDROOM TWO: 9'0" x 11'11" (2.7m x 3.6m) UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built-in furniture to include one double wardrobe, two separate single wardrobes aside a double mirror fronted wardrobe. Third single wardrobe to the right. Three draw vanity unit in either side of kneehole inset.

BEDROOM THREE: 7'0" x 6'0" (2.1m x 1.8m) UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

FAMILY BATHROOM: Comprises of a three piece suite to include a panel bath with triton shower attachment over. W.C and wash hand basin. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point. Extractor fan. Heated ladder effect towel rail. Full tiled to all walls.

OUTSIDE: To the front, there is a driveway which provides off road parking to several vehicles which leads to the properties detached garage. To the right hand side there is a lawn area with raised planting border enclosed by hedging and wired fencing. To the rear, there is a large garden which is mainly laid to lawn with mature planting borders inset. Walk way leads down to a further lawn area.



DIRECTION NOTE: From our office proceed in a southerly direction on the A6 Leicester Road and at the first set of the traffic lights, turn right onto Southfield Road. Follow, the road around to the right and to the left onto Forest Road and at the traffic island junction of Epinal Way, take the fourth exit onto Epinal Way. Continue along past the university and at the traffic island junction of Ashby Road A512, take the first exit onto the A512. Continue along A512, for some distance travelling through the village of Shepshed and shortly upon leaving the village turn right onto Tickow Lane. Continue on Tickow Lane, until reaching the T-junction with Belton Street and continue along onto Oakley Road, where number 100 can be located towards the end of the road 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 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.)

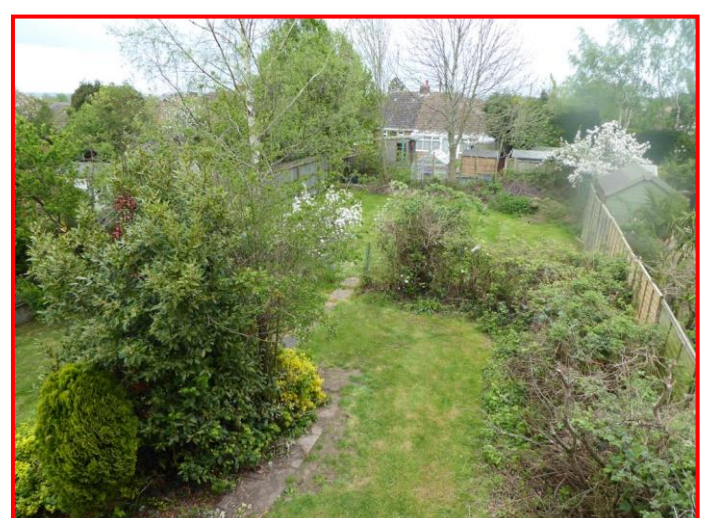
All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy. Ongoing rent is payable calendar monthly in advance by standing order.

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

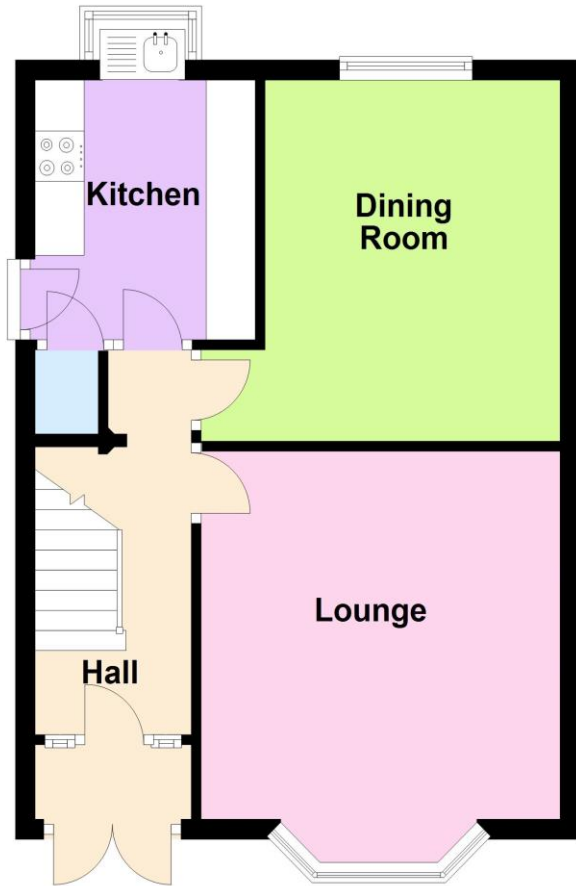
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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.

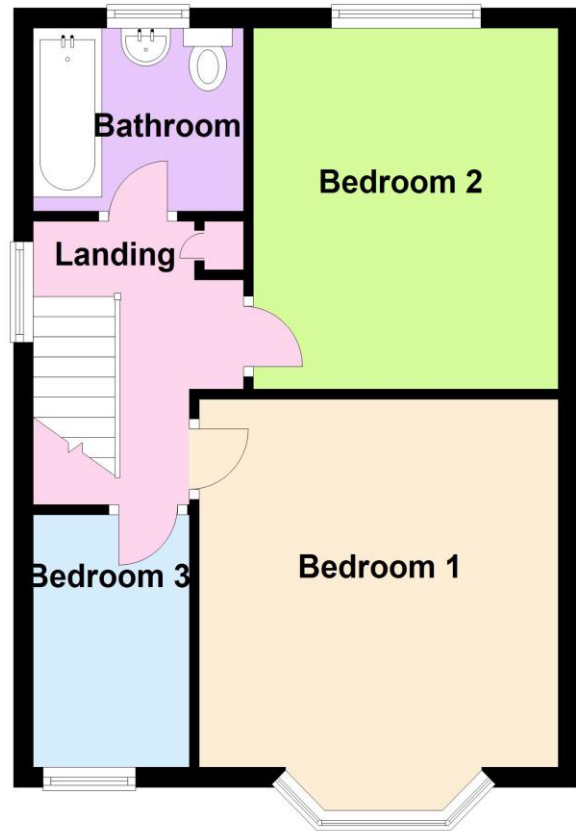
IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline 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. The details were produced on the 25/04/2019. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate



100, Oakley Road, Shepshed, LOUGHBOROUGH, LE12 9AX

Dwelling type: Semi-detached house Reference number: 9458-5027-7288-1727-6904
 Date of assessment: 15 August 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 15 August 2013 Total floor area: 89 m²

Use this document to:

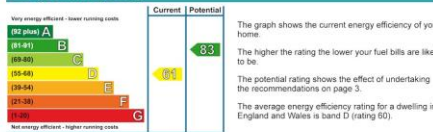
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,742
Over 3 years you could save	£ 849

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 153 over 3 years	
Heating	£ 2,265 over 3 years	£ 1,545 over 3 years	
Hot Water	£ 267 over 3 years	£ 195 over 3 years	
Totals	£ 2,742	£ 1,893	You could save £ 849 over 3 years

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 Cavity wall insulation	£500 - £1,500	£ 571	✓
2 Floor insulation	£800 - £1,200	£ 156	✓
3 Low energy lighting for all fixed outlets	£20	£ 46	✓

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 upfront cost.