



**8 SOAR LANE, SUTTON BONINGTON,  
LEICESTERSHIRE, LE12 5PH**



**RENT £650.00 P.C.M. EXCLUSIVE**

This two bedroom semi-detached property is set within the sought-after village of Sutton Bonington. Offering unfurnished accommodation to include a lounge, dining room and kitchen with integrated oven and hob. To the first floor, there are two double bedrooms and a family bathroom. There is a garden to the front of the property and a yard with off-road parking and garage to the rear of the property. Energy Rate D. There is a holding deposit of £150.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £750.00 will be required, along with the first months' rent, before the tenancy commences. Pets would be considered at this property at a rental price of £695.00 P.C.M; the holding deposit being £160.00 and the damage deposit of £800.00 in this instance. Restrictions apply, please contact the office for further details.

**THINKING OF LETTING?**

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RING FRECKELTONS on 01509 214564**

**Residential Lettings**

## ACCOMMODATION:

**ENTRANCE HALL:** Tiled floor. Obscure wooden door to the front elevation. Ceiling light point. Central heating radiator.

**LOUNGE:** 15' 1" x 10' 10" (4.6m x 3.10m). UPVC double-glazed window to the front elevation and rear elevation. Ceiling light point. Central heating radiator.

**KITCHEN AREA:** 9' 11" x 6' (3.02m x 1.83m) Comprising of a range of base and eye-level units with roll edged work-surface. Inset stainless steel sink with side drainer. Oven with four ring hob over. Space and plumbing for washing machine. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Tiled floor. Opens up into further walkway which has glazed window and a further door giving access to the rear and staircase rising to first floor accommodation. Internal door gives access to:

**DINING ROOM:** 14' 2" x 9' 7" (4.33m x 2.93m). Glazed window to the front elevation. Ceiling light point. Central heating radiator. Coal effect gas fireplace.

**FIRST FLOOR LANDING:** Built-in storage cupboards. UPVC double-glazed window to the rear elevation. Ceiling light point. Loft access hatch. Doors to:

**BEDROOM 1:** 15' 3" max x 15' 2" (4.65m x 4.62m). UPVC double-glazed windows to the side and front elevation. Ceiling light point. Central heating radiator.

**BEDROOM 2:** 14' 3" x 9' 7" (4.35m x 2.94m). Glazed window to the front elevation. Ceiling light point. Central heating radiator. Feature fireplace. Loft access hatch.

**BATHROOM:** Comprising of a three piece white suite to include panel bath with electric shower over, low level flush WC and wash hand basin. UPVC obscure window to the front elevation. Ceiling light point. Central heating radiator.

**OUTSIDE:** To the front, there is an open plan garden with Number 6, which has a slabbed walkway leading down the centre and then forks off leading to the front door of Number 8. Lawned area either side and planting borders. To the rear, there is a small courtyard with a detached garage and off-road parking space.

**COUNCIL TAX BAND:** Band C.

**DIRECTIONAL NOTE:** Proceed out of Loughborough in a northerly direction on the A6 Leicester Road and proceed out of town leading to Hathern. Pass through the village of Hathern. Shortly afterwards, take the first right hand turn at the traffic lights as signposted for Zouch. Proceed through the village of Zouch and shortly afterwards, take the left hand turn onto Park Lane, Sutton Bonington. Proceed through the village of Sutton Bonington along Main Street and at the bottom of Marlepit Hill, take the left hand turn onto Soar Lane where number 8 can be located towards the bottom of the road on the right hand side.



**RESTRICTIONS:** 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. There is a holding deposit of £150.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £750.00 will be required, along with the first months' rent, before the tenancy commences. Pets would be considered at this property at a rental price of £695.00 P.C.M; the holding deposit being £160.00 and the damage deposit of £800.00 in this instance. Should the Landlord withdraw the property before the commencement of the tenancy the reservation fee only would be returned to you.

**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 pictures were taken on 21/12/2021 and are for illustrative purposes only.





**Energy Performance Certificate**

**SAP**  
Standard Assessment Procedure

8, Sear Lane, Sutton Bonington, LOUGHBOROUGH, LE12 5PH

Dwelling type: Semi-detached house      Reference number: 0588-2030-7228-1927-4810  
 Date of assessment: 08 August 2013      Type of assessment: RPS(A) existing dwelling  
 Date of certificate: 01 August 2013      Total floor area: 90 m<sup>2</sup>

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:	<b>£ 2,826</b>
Over 3 years you could save	<b>£ 1,143</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 221 over 3 years	£ 202 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;">           You could save <b>£ 1,143</b> over 3 years         </div>
Heating	£ 2,325 over 3 years	£ 1,329 over 3 years	
Hot Water	£ 270 over 3 years	£ 188 over 3 years	
<b>Totals</b>	<b>£ 2,826</b>	<b>£ 1,683</b>	

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**

Very energy efficient - lower heating costs	Current	Potential	Not energy efficient - higher heating costs
90-100 (A)			1-10 (G)
80-89 (B)			
70-79 (C)			
60-69 (D)			
50-59 (E)			
40-49 (F)			
30-39 (G)			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**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	£ 761	
2 Floor insulation	£800 - £1,200	£ 167	
3 Low energy lighting for all fixed outlets	£30	£ 65	

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/energy](http://www.direct.gov.uk/energy) or call 0800 552 5254 (Monday-Friday 9am-5pm). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

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