



**7 SOWTERS LANE, BURTON ON THE WOLDS,
LOUGHBOROUGH, LEICESTERSHIRE, LE12 5AL**



RENT £ 750.00 P.C.M. EXCLUSIVE

Situated on the edge of the village and overlooking the country side from the front of the property, this three bedroom semi-detached house has recently been redecorated throughout. New flooring is also due to be fitted to some rooms before the tenancy commences. Briefly the accommodation comprises of a lounge and kitchen diner which includes an integrated oven and hob. To the first floor, there are two double bedrooms and a single bedroom with a bathroom and a separate WC. Off road parking with space for one car to the front of the property. To the rear, the garden is mainly laid to lawn with a patio area. Energy Rating C. There is a holding deposit of £170.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £865.00 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: Obscure double glazed window to side elevation. Ceiling light point and mains smoke alarm. Central heating radiator. Understairs cupboard. Doors to -

LOUNGE: 4.26m x 3.68m (14' x 12' 1") Double glazed window to front elevation. Ceiling light point. Central heating radiator. Door to -

DINING/KITCHEN: 6.12m x 2.83m (20' 11" x 9' 3") A range of base and eye level units with roll edge work surfaces. Integrated electric oven and four-ring hob with extractor fan. Sink and side drainer. Ideal Logic + combination boiler. Space and plumbing for washing machine and further appliances. A single door and double patio doors leading to rear garden. Built-in storage cupboard. Two ceiling light points and a central heating radiator.

LANDING: Ceiling light point and mains wired smoke alarm. Loft access hatch. Built-in storage cupboard. Doors to -

BEDROOM ONE: 3.90m x 3.23m - maximising to 3.74m (12' 8" x 10' 6" - maximising to 12' 3") Double glazed window to front elevation. Built-in wardrobe. Ceiling light point. Central heating radiator.

BEDROOM TWO: 3.68m x 2.86m (12' 1" x 9' 4") Double glazed window to rear elevation. Built-in wardrobe. Ceiling light point. Two central heating radiators.

BEDROOM THREE: 2.80m maximum x 2.16m (9' 2" maximum x 7' 11") Double glazed window to front elevation. Built-in over stairs storage cupboard. Ceiling light point. Central heating radiator.

BATHROOM: Double glazed windows to rear and side elevation. Bath with shower attachment over. Wash hand basin. Ceiling light point. Central heating radiator.

SEPARATE W.C.: Double glazed window to rear elevation. Ceiling light point. WC.

OUTSIDE: To the front of the property, a shared driveway with off-road parking for one vehicle and lawn to the right hand side. Steps leading up to the front door and a walkway leading to rear garden.

Patio to immediate rear garden with the majority laid to lawn. Small patio area to right hand side at the rear of the garden with railway sleepers for raised planting border to the rear left hand side.

COUNCIL TAX BAND: Band B

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.



DIRECTIONAL NOTE: From our office proceed in Southerly direction along the A6 Leicester Road and at the second set of traffic lights, turn left to continue on the A6 Jubilee Way. Proceed for a short distance and upon reaching the second set of traffic lights, turn right on to Baxter Gate. Proceed along for some distance as the road becomes the A60 Nottingham Road and at the fork, turn right on to Barrow Road B676. Proceed along the B676 until reaching the T-junction and turn right on to Prestwold Lane. Bare left to continue on the B676 Loughborough Road. Follow this road for some distance, entering the village Burton on the Wolds. Go straight over the mini traffic island junction. Continue for a short distance, taking the last right hand turn before leaving the village on to Sowters Lane. Proceed along Sowters Lane for a short distance where Number 7 can be located on the left hand side.

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 March 2021.



Ground Floor



First Floor

