



**MAIN STREET, EAST LEAKE,
LEICESTERSHIRE, LE12 6PF**



RENT £1150.00 P.C.M. EXCLUSIVE

This two bedroom end townhouse is situated in the sought-after village of East Leake and within close proximity to local amenities. Offering unfurnished accommodation to include a lounge and a kitchen with an integrated gas hob and a separate integrated double oven to the ground floor. To the first floor, there are two double bedrooms and a family bathroom. On-street parking is available within the vicinity. The garden to the front is mainly laid to lawn, with the rear garden mainly laid to gravel. Energy Rate D. There is a holding deposit of £265.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £1325.00 (holding deposit included) 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:

LOUNGE: 14' x 11'6" (4.27m x 3.51m). Ceiling light point. Gas fire. Central heating radiator.

INNER LOBBY: With under stairs store and pantry. Housing the properties gas meter.

KITCHEN: 14' x 9'6" (4.27m x 2.90m). Comprising of a range of base and eye level units. Inset stainless steel sink with side drainer. Integrated double oven and gas hob. Space and plumbing for further appliances. Ceiling light point. Central heating radiator.

BEDROOM 1: 14' x 9'6" (4.27m x 2.90m). Ceiling light point. Central heating radiator. Built-in cupboard enclosing the properties gas central heating boiler.

BEDROOM 2: 11'6" x 11' (3.51m x 3.35m). Ceiling light point. Central heating radiator.

BATHROOM: Comprising of a three piece bathroom suite to include W.C, wash hand basin and a paneled bath with electric shower over.

OUTSIDE: On-street parking is available within the vicinity. The front garden is mainly laid to lawn, leading to a shared alleyway and through to the rear garden which is mainly graveled.

COUNCIL TAX BAND: Band B.

DIRECTIONAL NOTE: From our offices, head in a southerly direction on A6 Leicester Road towards Southfield Road. At the first set of traffic lights, turn left into Barrow Street/Jubilee Way. Follow for a short distance, turning right onto Baxter Gate at the next junction. At the following set of traffic lights, turn left onto Sparrow Hill, following the road turning left into Meadow Lane. Continue along Meadow Lane for a considerable distance merging into Main Street, continuing through the village of Stanford on Soar. Continue on this route, merging into Leake Lane for a considerable distance. At the next major junction, turn right into A6006, taking the next immediate left into Loughborough Road. Follow the route with merging into Castle Hill at the next junction. Turn left into Main Street where Number 111 is located on the right hand side.



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.

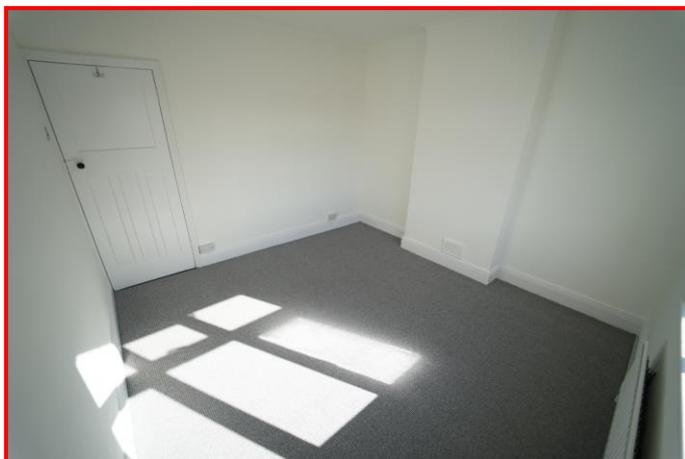
Ongoing rent is payable calendar monthly in advance by standing order.

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

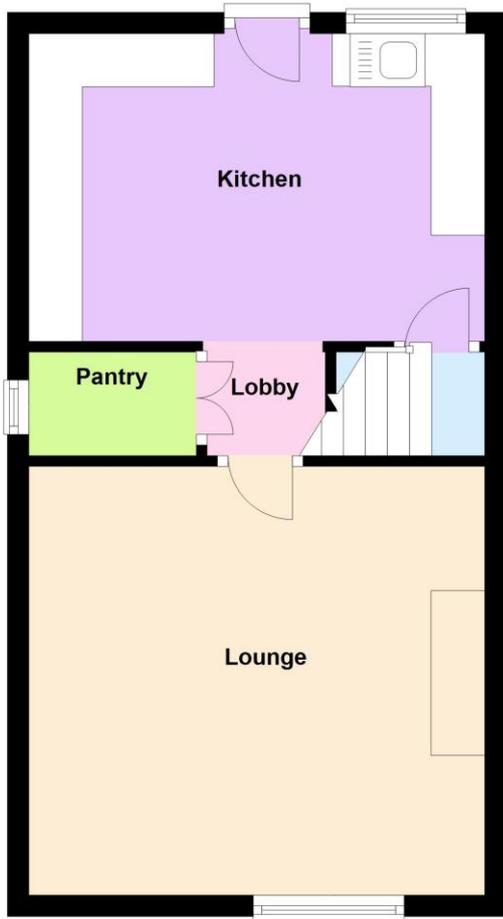
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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 on 01/03/2022 and are for illustrative purposes only.



Ground Floor



First Floor



Energy performance certificate (EPC)

211, Main Street East Leake Lincolnshire LN11 8PF	Energy rating D	Valid until 30 March 2020
		Certificate number 885 4227 2140 188 0296

Property type
end terrace house

Total floor area
69 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](#) ([http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/414444/landlord.pdf](#)).

Energy rating and score

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

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 50

