

**21 WESWATER DRIVE , LOUGHBOROUGH,
LEICESTERSHIRE, LE11 3RR**



Rent £ 1,600.00 P.C.M. exclusive

We are pleased to present this three bedroom property ready to be let!

Set in a quiet residential area in Loughborough this semi-detached property has much to offer. Briefly comprises on the ground floor of entrance hall with access to shower room and lounge, a study, a spacious kitchen, a dining area. On the first storey there are two double bedrooms, a single bedroom and a family bathroom. Outside there is a court yard that leads to the garage. Garden on the front and side and space to park two vehicles. We recommend viewings to appreciate the brightness of each room and the property location. Council tax band C. EPC rate D.

THINKING OF LETTING?

For a FREE APPRAISAL of your property without obligation

Residential Lets

ACCOMMODATION:

ENTRANCE HALL: 3.81m x 2.17m (12' 6" x 7' 1")

Grey tiled floor. mirror wall mounted. shoe bench. storage unit wall mounted with hooks. two wall mounted light points. ceiling light point. UPVC double glazed window facing the front. UPVC door with privacy glass facing the front. Timber door leading to lounge. door that leads to shower room.

SHOWER ROOM: 2.7m x 1.51m (8' 10" x 4' 11")

Full height tiled. tiled floor. fitted with three piece suite comprising of walk in shower, pedestal wash hand basin and W.C. black tower rail wall mounted. ceiling light point. electric shower. UPVC window with privacy glass facing the side.

LOUNGE: 5.3m x 3.8m (17' 5" x 12' 6")

laminate floor fitted. one ceiling light point. two wall mounted light points. chimney with gas fire fitted. under stairs storage cabinet. once central heating radiator. UPVC double glazed window facing the front. timber door that leads to: study. timber door that leads to: kitchen. stairs up to first storey.

STUDY: 4.14m x 2.4m (13' 7" x 7' 10")

laminate floor fitted. one central heating radiator. two wall mounted light points. UPVC double glazed window facing the front. timber French door leading to: lounge

KITCHEN: 2.79m x 5.39m (9' 2" x 17' 8")

with a range of base and eye level units with work surface, inset sink unit, ceramic tile splash backs. gas cooker with electric hood installed above. space and plumbing for appliances. two ceiling light points. one central heating radiator. UPVC double glazed window facing the side. UPVC door with privacy glass facing the side leading to: courtyard and garage.

DINING AREA: 2.87m x 1.7m (9' 5" x 5' 7")

single ceiling light point. laminate floor fitted. patio doors leading to: side garden.

BATHROOM: 2.17m x 1.79m (7' 1" x 5' 10")

Full height tiled. tiled floor. fitted with three piece suite comprising of bath, wash hand basin with storage units below and W.C. black tower rail wall mounted. ceiling light point. electric shower. UPVC window with privacy glass facing the side.

STAIRS AND LANDING: Carpet fitted on stairs. Laminate floor fitted on landing. UPVC double glazed window facing the side. Ceiling light point.

BEDROOM ONE: 3.45m x 3.03m (11' 4" x 9' 11")

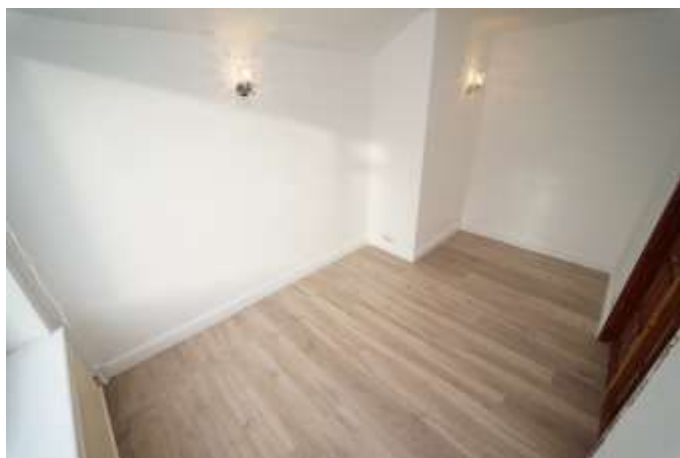
Laminate floor fitted. Built in wardrobe. Boiler cabinet. Ceiling light point. One central heating radiator fitted. UPVC double glazed window facing the side.

BEDROOM TWO: 3.28m x 3.58m (10' 9" x 11' 9")

Laminate floor fitted. Built in wardrobe. Ceiling light point. One central heating radiator fitted. Two UPVC double glazed windows one facing the side and one facing the front.

BEDROOM THREE: 2.03m x 2.6m (6' 8" x 8' 6")

Laminate floor fitted. Ceiling light point. One central heating radiator fitted. UPVC double glazed window facing the front.



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. We are members of The Property Ombudsman scheme. This details were prepared on January 2026.





Energy performance certificate (EPC)			
31, Lonsdale Drive Leeds LS2 9PL	Energy rating D	Valid until 31-10-2027	22-10-2027
Property type	Semi-detached house		
Total floor area	103 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 Energy Rating of a property on the GOV.UK website for more information on the minimum energy efficiency standards for rental properties.			
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.			
		<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 50</p>	