



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



RENT £ 625.00 P.C.M. EXCLUSIVE

Set within the sought after village location of Sutton Bonington, this two bedroom mid-terraced property offers unfurnished accommodation to include a lounge, dining room, and kitchen. To the first floor, there are two bedrooms and a family bathroom. To the front, the property sits flush to the pavement with on-street parking available within the vicinity. To the rear, there is a garden that is mainly laid to lawn. Ideal for a couple or family as situated in the vicinity of an elementary school rated good and located in quiet neighborhood. Energy Rating C. There is a holding deposit of £140.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £720.00 will be required, along with the first months' 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: 11'5" x 11'10" (3.48m x 3.29m). With glazed sash window to the front elevation. Ceiling light point. Central heating radiator. Meter cupboards. Internal door gives access to: -

INNER LOBBY: Under stairs storage cupboard off. Doorway leading through to: -

DINING ROOM: 11'4" x 11'2" (3.46m x 3.41m). Staircase rising off to the first floor accommodation. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Doorway through to: -

KITCHEN: 9' x 5'10" (2.74m x 1.77m). Comprising of a matching range of base and eye level units with roll edge work surface. Inset stainless steel sink unit with side drainer. Space and plumbing for washing machine and fridge freezer. UPVC double-glazed window to the side elevation. Ceiling light point. Timber door giving access to the rear.

LANDING: Two ceiling light points. Loft access hatch. Internal doors giving access to: -

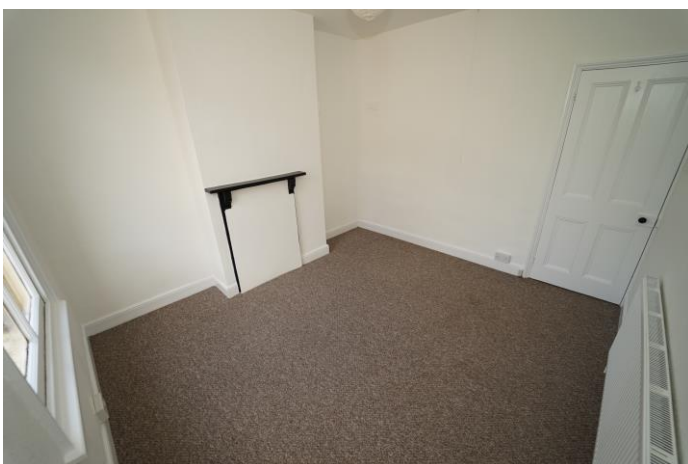
BEDROOM ONE: 11'4" x 10'10" (3.46m x 3.29m) Glazed sash window to the front elevation. Ceiling light point. Central heating radiator.

BEDROOM TWO: 11'4" x 7'11" (3.29m x 2.41m). UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Over stairs store cupboard.

BATHROOM: Comprises of a three piece suite to include panel bath with shower attachment over, WC and wash hand basin. Glazed sash window to the rear elevation. Ceiling light point. Heated ladder effect towel rail. Storage cupboard housing the property's central heating boiler.

OUTSIDE: There is a concrete patio to the immediate rear of the property. The rest of the garden is laid to lawn with a slab walkway down the right hand side leading to the rear garden. A brick built store and planting border. Retaining wall to right and rear boundary with wire fencing to the left.

COUNCIL TAX BAND: B



RESTRICTIONS: Suit professional. Single, couple or post graduate. No Pets. No Sharers. Max 1 Child. 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.

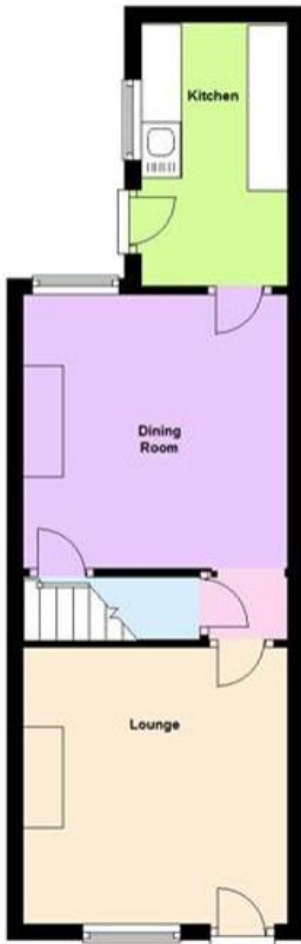
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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. 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. Please note, these pictures were taken on 10 June 2024 and are for illustrative purposes only.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Partial double glazing	Average