



**SARSON STREET, QUORN, LOUGHBOROUGH  
LEICESTERSHIRE, LE12 8EA**



**Rental £ 850.00 P.C.M. exclusive**

A feature cottage set within close proximity to the centre of the very popular village of Quorn and offers unfurnished accommodation to include lounge, kitchen on the ground floor and access to the rear garden. To the first floor, there are a double bedroom and a family bathroom. To the second floor there is one double and one single bedroom. On street parking. Energy Rate D. Council Tax band C.

There is a Holding Deposit of £195.00. Assuming that all criteria are met there is a security deposit of £785.00 to pay with the first month rent. Contact our office today to apply for the property and book a viewing.

**THINKING OF LETTING?**

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**Residential Lettings**

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE

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## ACCOMMODATION:

**LOUNGE:** Feature fire place. Beamed ceiling. UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator.

**KITCHEN:** 8' 10" x 7' 11" (2.67m x 2.43m) A range of base and eye-level units with roll-edged work surface. Inset stainless steel sink with side drainer. Space and plumbing for washing machine and fridge or freezer. Electric cooker point. UPVC double glazed window and door to the rear elevation. Ceiling light point. Central Heating radiator. Door to understairs cupboard housing the property's combination boiler and providing useful storage space.

**LANDING:** UPVC double glazed window to the rear elevation. Ceiling wall light. Central heating radiator. Staircase rising off to the second floor and internal doors giving access to:

**BEDROOM TWO:** 12' 3" (max) x 9' (min) (3.73m x 2.75m) UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator.

**BATHROOM:** Comprising of a white three piece suite to include panelled bath with shower attachment over, low level flush W.C and wash hand basin. Obscure UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**SECOND FLOOR LANDING:** UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Internal doors giving access to:

**BEDROOM 1:** 12' 2" x 12' 1" (3.73m x 3.72) UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator. Bedroom furniture to include: wardrobe, vanity unit with three drawer chest and kneehole inset and further five drawer chest.

**BEDROOM 3:** 8' x 6' (2.45m x 1.83m) UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**OUTSIDE:** The property sits flush fronted to Sarson Street. To the rear: A slabbed patio to the immediate rear with planting border beyond. Slabbed walkway leads down the left hand side to the bottom of the garden.

**COUNCIL TAX BAND:** C

**DIRECTIONAL NOTE:** From our office, proceed in a southerly direction towards Southfield Road, continuing onto Loughborough Road/A6. At the traffic island junction, take the second exit towards Quorn Loughborough Road at the mini traffic island junction continue along Loughborough Road. Take the left hand turn onto Sarson Street where number 7 can be located on the right hand side.





**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.

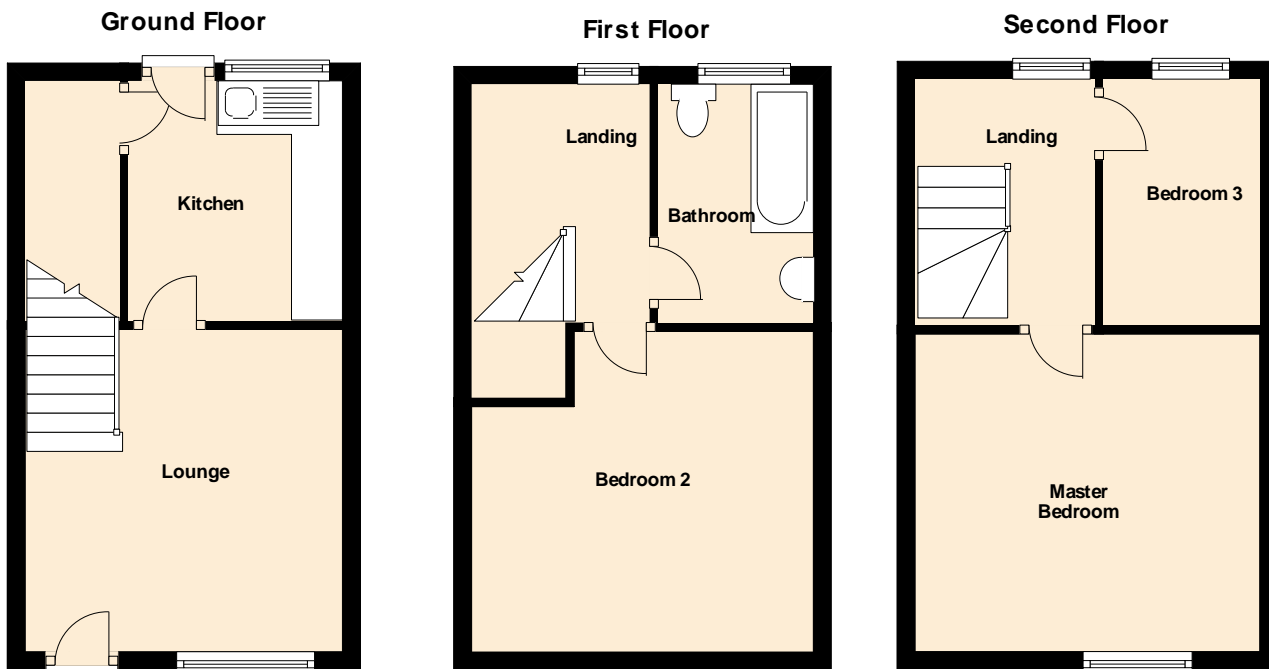
**THE TENANCY AGREEMENT:** An assured shorthold tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign up when a security deposit together with the first months rent will be required. This payment must be by bankers draft, pre-printed building 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





### Energy Performance Certificate



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7, Sarson Street, Quorn, LOUGHBOROUGH, LE12 8EA

Dwelling type: Mid-terrace house      Reference number: 2358-3081-7273-1617-8974  
 Date of assessment: 25 July 2013      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 25 July 2013      Total floor area: 65 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,736</b>
<b>Over 3 years you could save</b>	<b>£ 1,314</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 120 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;">           You could save £ 1,314 over 3 years         </div>
Heating	£ 2,277 over 3 years	£ 1,107 over 3 years	
Hot Water	£ 339 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 2,736</b>	<b>£ 1,422</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

<p style="font-size: small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <p style="font-size: x-small;">(92 plus) <b>A</b></p> <p style="font-size: x-small;">(81-91) <b>B</b></p> <p style="font-size: x-small;">(69-80) <b>C</b></p> <p style="font-size: x-small;">(55-68) <b>D</b></p> <p style="font-size: x-small;">(39-54) <b>E</b></p> <p style="font-size: x-small;">(21-38) <b>F</b></p> <p style="font-size: x-small;">(1-20) <b>G</b></p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 50%; border-left: 1px solid black; border-right: 1px solid black; padding: 0 10px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; border-right: 1px solid black;">Current</td> <td style="width: 50%; text-align: center;">Potential</td> </tr> <tr> <td style="text-align: center; border-right: 1px solid black;">53</td> <td style="text-align: center;">88</td> </tr> </table> </div> </div>	Current	Potential	53	88	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
Current	Potential				
53	88				

#### 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	£ 525	✔
2 Floor insulation	£800 - £1,200	£ 104	✔
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 83	✔

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/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.