



**DUNSTER ROAD, MOUNTSORREL, LOUGHBOROUGH  
LEICESTERSHIRE, LE12 7HA**



**Rent £850.00 P.C.M. exclusive**

Situated on the outskirts on the village of Mountsorrel, this semi-detached property has been recently redecorated. Sitting on a corner plot the property has a good sized garden to the rear and to the side as well as off road parking for several vehicles and a detached garage. Internal accommodation comprises of an entrance hall, lounge, open plan kitchen/dining room, three bedrooms and a family bathrooms to the first floor. Ideally to suit a professional couple or a growing family. Energy rating of C. The Reservation Fee is £195.00. There is a security deposit for a total of £980 assuming all criteria is met. Restrictions apply please contact the office for further details.

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**Residential Lettings**

## ACCOMMODATION:

**ENTRANCE HALL:** Stair case rising off to the first floor accommodation. Ceiling light point. Central heating radiator.

**LOUNGE:** 13'7" x 13'5 (4.1m x 4.1m) Bay window to the front elevation. Ceiling light point. Central heating radiator and stoned fireplace. Door through to:-

**KITCHEN:** 9'5" x 8' 6 (2.9m x 2.6m) which has recently been refitted which comprises of a range of base and eye level units with roll edge work surface. Inset 1½ bowl with inset sink and side drainer. Electric oven and separate four ring gas hob. UPVC double-glazed window to the rear elevation. Ceiling light point. Open plan to:-

**DINING AREA:** 8'5" x 7'5 (2.6m x 2.3m) UPVC double-glazed window to the rear elevation. Ceiling light point. Laminated flooring and central heating radiator.

**FIRST FLOOR LANDING:** Ceiling light point. Central heating radiator. Internal doors give access to:-

**BEDROOM ONE:** 9'12" x 9'2 (3.0m x 2.8m) Ceiling light point. Wall light point. Built-in wardrobes. UPVC double-glazed windows to the side elevation. Central heating radiator.

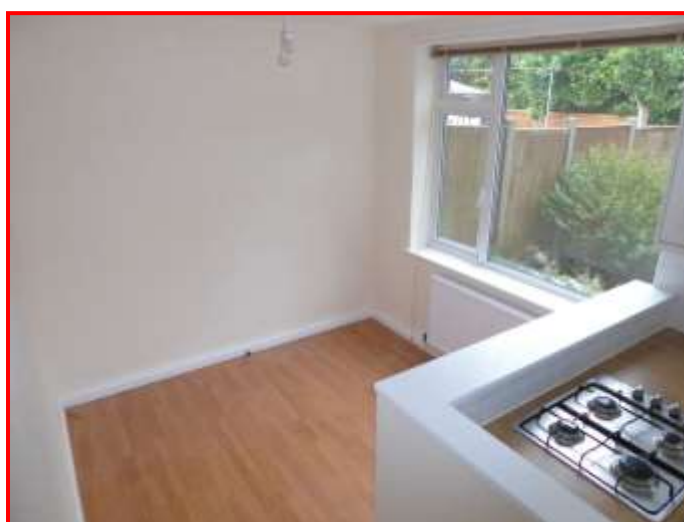
**BEDROOM TWO:** 9'1" x 10'6 (2.8m x 3.2m) UPVC double-glazed windows to the rear elevation. Ceiling light point. Central heating radiator. Built-in cupboard housing the properties central heating boiler.

**BEDROOM THREE:** 7'3" x 7'8 (2.2m x 2.3m) UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

**FAMILY BATHROOM:** Comprises of a recently refitted three piece suite to include panel bath with shower attachment over. W.C and wash hand basin. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**OUTSIDE:** To the front, there is a long driveway providing off road parking for several vehicles and passing the planting border to the left hand side. Drive-way leads to the property's detached double garage. The rest of the garden is mainly laid to lawn with planting borders. Garden is enclosed by panelled fencing and has an outside water tap.

**DIRECTION NOTE:** From our office proceed on a southerly direction on the A6 Leicester Road and continue out of village of Loughborough to the dual carriage way, taking the first left hand turn to Barrow, Mountsorrel and Sielby continue along for some distance taking the eventual exit to Mountsorrel and Rothley taking the third exit across the bridge heading back over to the dual carriage way. To the next right onto the traffic island junction take the third exit into the village of Mountsorrel. Continue along for a short distance taking the second left hand turn onto Lichfield Road and continue through the 'T' junction taking the right hand turn onto Rothley Road, continue along Rothley road taking the left hand turn onto Halstead Road and continue along Halstead Road and turn left again and left again onto Rothley Road where the property can be located in the far corner.





**RESTRICTIONS:** No Smokers. No Pets. 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.

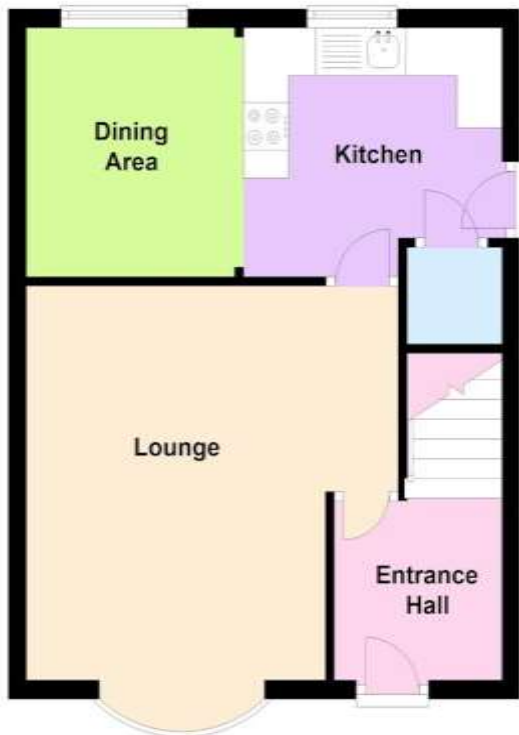
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**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. There is a holding deposit of £195.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £980.00 will be required, along with the first months' rent, before the tenancy commences. These fees are including VAT. Should the Landlord withdraw the property before the commencement of the tenancy the reservation fee only would be returned to you.

**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. Details were produced on 07/12/2023. We are members of The Property Ombudsman scheme.



## Ground Floor



## First Floor



### Energy Performance Certificate



95, Dunster Road, Myrtlewell, LOUGHBOROUGH, LE12 7HA

Dwelling type: Semi-detached house Reference number: 0756 1001 7208 0000 0000  
 Date of assessment: 05 August 2016 Type of assessment: RoSAR existing dwelling  
 Date of certificate: 05 August 2016 Total floor area: 11 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

Estimated energy costs of dwelling for 3 years:	£ 1,532
Over 3 years you could save:	£ 400

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	
Heating	£ 1,461 over 3 years	£ 1,119 over 3 years	
Hot Water	£ 315 over 3 years	£ 189 over 3 years	
<b>Total</b>	<b>£ 1,824</b>	<b>£ 1,504</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating



#### Top actions you can take to save money and make your home more efficient

Recommended measure	Initiative cost	Yearly savings over 3 years
1. Floor insulation (solid floor)	£4,000 - £6,000	£ 711
2. Heating controls (thermostatic radiator valves)	£200 - £400	£ 761
3. Replace boiler with new condensing boiler	£2,000 - £7,000	£ 141

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and what actions you could also take to save money, you need to get a home energy audit. Call 0800 133 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.