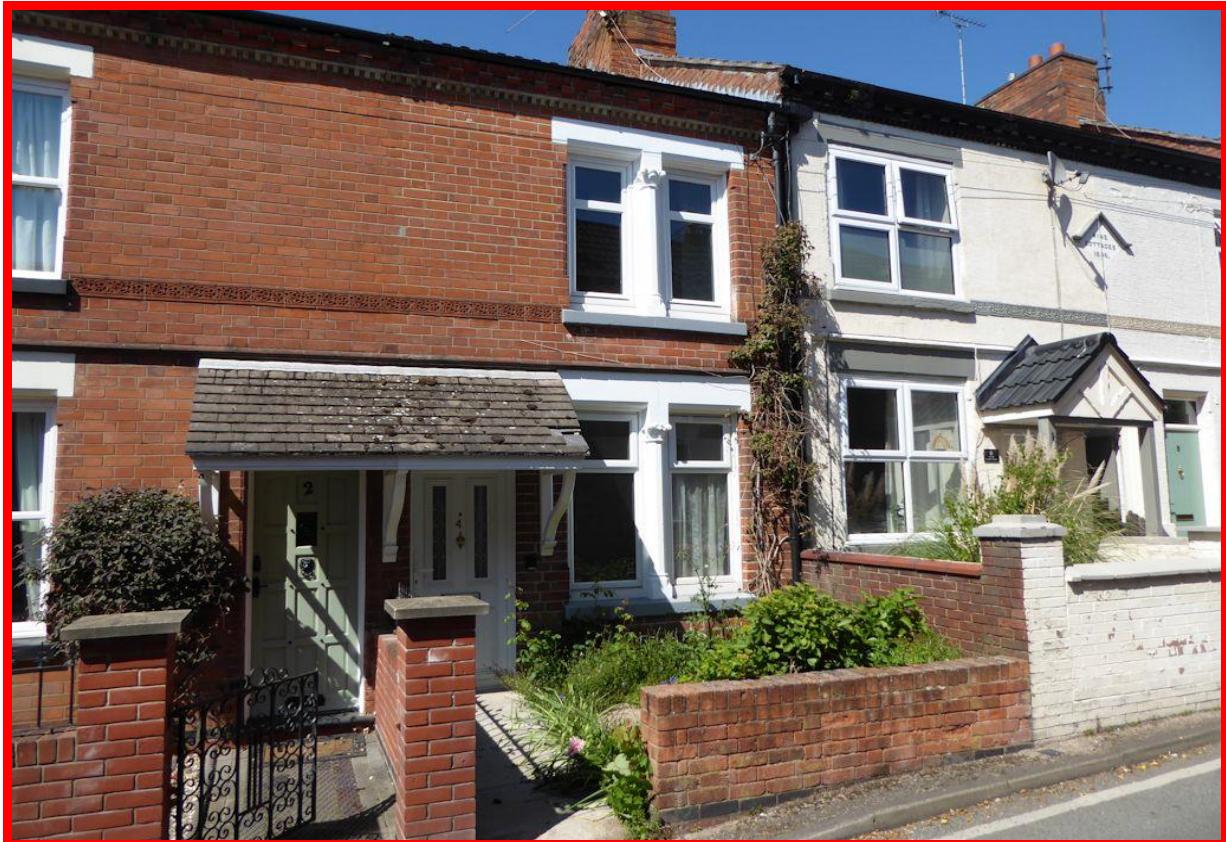


## **THE LANT, SHEPSHED, LOUGHBOROUGH, LEICESTERSHIRE, LE12 9PD**



**Rent £ 675.00 P.C.M. exclusive**

An immaculately presented 2 bedroom cottage set within walking distance of the centre of a Shepshed. Having recently been upgraded so renovated to include new kitchen, bathroom decoration and carpets throughout as well as a new central heating system and electrical upgrade. Offering accommodation comprising of a lounge, breakfast kitchen with utility room off. To the first floor two double bedrooms and four piece bathroom suite. With a court yard garden to the front and to the rear there is a shared Courtyard garden. There is off there is parking available within the vicinity at please note there is none available outside the property. Energy rating C. Council tax band A. There is a holding deposit of £155.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £775.00 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:** 11'11" x 10'5" (3.3m x 3m) UPVC double glazed window to the front elevation and further UPVC double glazed door. Ceiling light point. Central heating radiator. Door to:

**DINING KITCHEN:** 12'2" x 11'8" (3.6m x 3.3m) Being fitted with a range of base and eye level units with a wood effect work surface. Inset one and a half bowl sink. Inset four ring gas hob and oven under with an extractor hood over. UPVC double glazed window to rear elevation. Ceiling down lights. Central heating radiator. Doors to under stairs cupboard and stairway to first floor landing. Further door through to:

**UTILITY ROOM:** 11'9" x 6'5" (3.3m x 1.8m) Range of base and eye level units matching that of the kitchen. Inset sink and side drainer. Under worktop appliance recess space. UPVC double glazed window and door to the side elevation. Ceiling down lights. Central heating radiator.

**LANDING:** Ceiling light point and ceiling down lights. Central heating radiator. Internal doors to:

**BEDROOM 1:** 12' x 10'5" (3.6m x 3m) With UPVC double glazed windows to the front elevation. Ceiling light point. Central heating radiator. Feature fireplace.

**BEDROOM TWO:** 12'4" x 7'5" (3.6m x 2.1m) UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Over stairs storage cupboard.

**BATHROOM:** 11'8" x 6'3" (3.3m x 1.8m) Comprising of a 4-Piece suite to include: Bath, Separate Shower Cubicle, WC and Wash Hand Basin inset to vanity unit with storage cupboards under. Full-height tiling to all walls. Obscure UPVC window to the rear. Ceiling down lights. Heated ladder effect towel rail.

**DIRECTIONAL NOTE:** From our office proceed in a southerly direction on the A6 Leicester Road taking the first right and turn onto Southfields Road. Follow the road around to the right and then to the left onto Forest Road and proceed over the traffic island Junction continuing onto Forest Road which eventually leads into Nanpantan Road. At the cross roads junction with The Priory turn right into Snells Nook Lane. Turn left onto the A512 Ashby Road and proceed over the motorway roundabout towards Shepshed. Take the first right hand turn at the traffic lights into Leicester Road and at the small traffic island Junction turn into Kirkhill. Shortly before reaching the roundabout at the bottom take the last right hand turn onto The Lant and number 4 can be located on the left hand side.

**COUNCIL TAX BAND:** Band A



**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 month's rent will be required. This payment must be by banker's 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 are 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 31/5/2024.



