



## The George

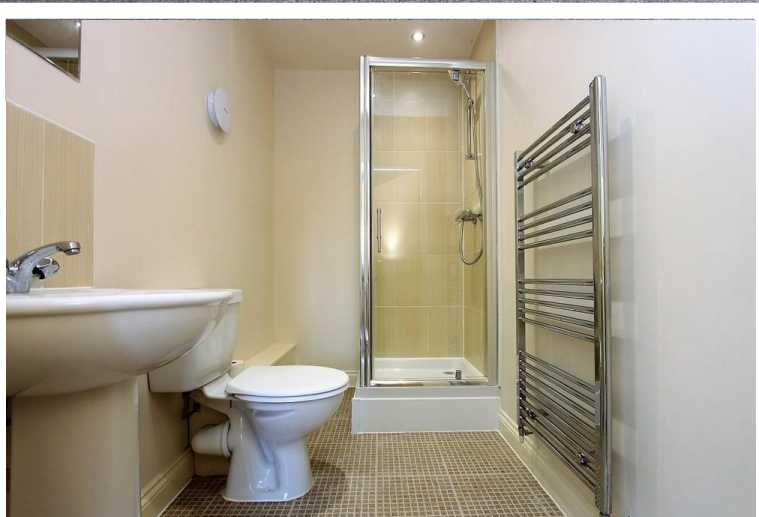
MARKET PLACE, BELTON, LOUGHBOROUGH, LE12 9GR

- Ground floor flat
- Self contained with own entrance
- Grade II listed building
- Parking spot and visitor parking

**£750 PCM**

EPC Rating **73**





## Property Description

Two bedroom ground floor flat in the popular village of Belton. Excellent road links (M1/A6/A42) and within close proximity to Loughborough, Ashby-de-la-Zouch and Shepshed. The property is close to the local convenience store and village pub.

The property is self contained with its own entrance. It comprises an open living space which leads on to a modern kitchen/dining area including an oven/hob/extractor and integrated fridge/freezer. There is also plumbing for a washing machine.

Two double bedrooms and a three piece shower room with heated towel rail.

Double glazing throughout and gas central heating (combi).

Outside there is an allocated parking spot, visitor parking and a small communal garden.

Offered on an unfurnished basis.



One small/medium sized dog or a cat considered for £775pcm.

Council tax band A (North West Leicestershire).

Initial tenancy term: 12 months

Call us now to arrange a viewing!

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: [www.assured-lettings.co.uk](http://www.assured-lettings.co.uk). These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.



Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.

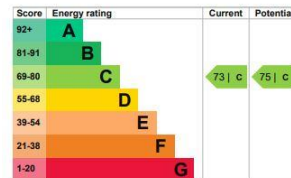




**Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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