Freckeltons
Lettings, Sales & Management

BELTON STREET, SHEPSHED, LOUGHBOROUGH, LE12 9AB



Rent £ 700.00 P.C.M. exclusive

This three bedroom terraced house is immediately available to let. Set within easy reach of Shepshed town centre. Offers unfurnished accommodation to include, kitchen and lounge on the ground floor. On the first floor there are three cosy bedrooms and a family bathroom. The house benefits of a small yard at the back which shares access with the neighbouring properties. Recently redecorated and fitted with new carpets, the property also includes: cooker, fridge and freezer. On street parking is unavailable directly outside as double yellow lines to restrict the use. However, alternative parking is available within the vicinity. Council tax band A. EPC rating D. There is a holding deposit which is equivalent to 1 weeks rent, £160.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £805.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact our office for further details.

THINKING OF LETTING?
For a <u>FREE APPRAISAL</u> of your property without obligation

Residential Lets

ACCOMMODATION:

LOUNGE:

4.98m x 2.52m (16' 4'' x 8' 3'')

Carpets, 2 double glazed windows, 1 facing front, 1 facing rear, ceiling light point, 1 central heating radiator, 2 wall mounted lights, built in storage cupboard, gas fire

KITCHEN:

5.0m x 2.93m (16' 5'' x 9' 7'')

2 double glazed windows, 1 facing front, 1 facing rear, vinyl flooring, electric cooker, range of base and eye level units, single stainless sink, ceiling light point, under stairs storage with connections for washer machine, door that leads to rear, a fridge and a freezer, door that leads to front, boiler, central heating radiator and built in storage cupboard containing fuse box and meters

BEDROOM 1:

2.38m x 2.17m (7' 10'' x 7' 1'')

Ceiling light point, carpet, 1 central heating radiator, double glazed window facing front, built in storage/wardrobe space, curtains and curtain pole

BEDROOM TWO:

2.54m x 2.54m (8' 4'' x 8' 4'')

Carpets, central heating radiator, double glazed window facing rear, ceiling light point, curtain pole

BEDROOM 3:

3.33m x 3.32m (10' 11'' x 10' 11'')

Carpets, ceiling light point, central heating radiator, double glazed window facing front, shelf

BATHROOM:

1.52m x 2.43m (4' 0'' x 7' 0'')

Wash hand basin, vinyl flooring, central heating towel rail, bathtub, 2 shelves over bath, electric shower, WC, shower rail, shower curtain

DIRECTIONAL NOTE:

From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, take a right hand turn onto Southfield Road. Continue along, following the road round to the right then to the left onto Forest Road. At the traffic island junction with Epinal Way, take the third exit. Shortly after the university, at the next traffic island junction, take the first exit onto the A512 as signposted for the M1 and Shepshed. Continue along the A512 and over the motorway traffic island junction into the village of Shepshed. At the first set of traffic lights, take the right hand turn onto Leicester Road. Follow Leicester Road along for some distance and at the mini-traffic island junction, take the second exist onto Kirkhill Road. Proceed down the hill at the traffic island junction, take the second exist onto Britannia Street. Follow the road around to the right and at the mini-traffic island junction, take the second exit onto Belton Street where Number 4 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 or 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 periodic tenancy will be offered for an initial 1 month period, which will automatically renew each month. We will explain your rights and obligations at the time of sign-up. A payment for the security deposit will be required before the signature. After the signature the first month rent payment will be due before releasing the property keys. This payment must be by bankers draft, pre-printed building society cheque or cash.
Please note that payments different from cash can take up to 2/3 working days to be confirmed by our accountant department. (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.
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.

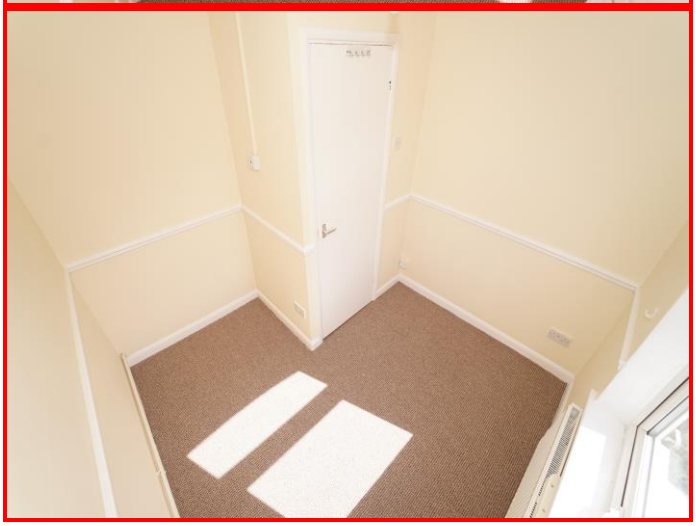
RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met a holding deposit equivalent to one week's rent will be required upon successful application 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. Details prepared on 18th November 2026.

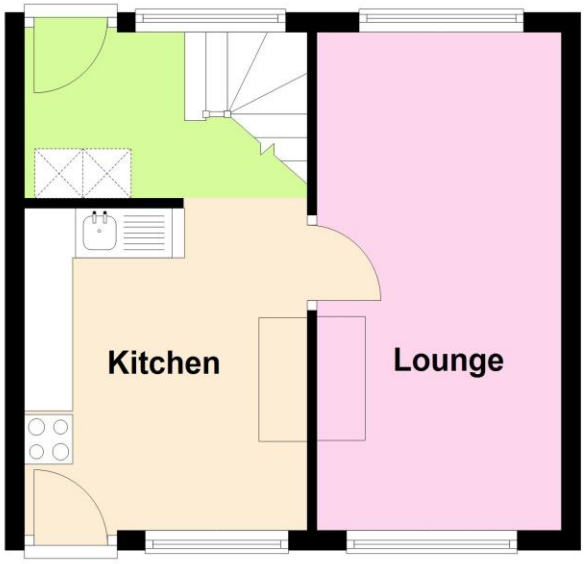








Ground Floor



First Floor



Energy performance certificate (EPC)

4, Belton Street Shepshed LOUGHBOROUGH LE12 9AB	Energy rating **D**	Valid until:	2 December 2029
		Certificate number:	2438-3935-7299-6781-0804

Property type	Mid-terrace house
Total floor area	60 square metres

Rules on letting this property

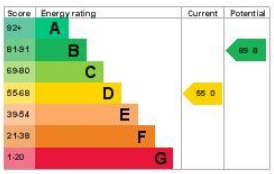
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

OnTheMarket.com
The Property Ombudsman
TDS Tenancy Deposit Scheme member