



**22 MAPLEWELL ROAD, WOODHOUSE EAVES, LOUGHBOROUGH
LEICESTERSHIRE LE12 8QZ**



Rent £ 725.00 P.C.M. exclusive

Available from the middle of October, this property was refurbished in 2019 to include a new kitchen, bathroom, carpets and decoration throughout as well as central heating, electrics and UPVC double-glazing. This two bedroom cottage sits within walking distance of the village centre of Woodhouse Eaves. The property offers accommodation to include an entrance porch, lounge and dining kitchen. To the first floor, there are two bedrooms and a refitted family bathroom. There is a cottage style garden to the front and patio garden to the rear. The property is in as new condition and an internal inspection is required to appreciate the finish and accommodation on offer. Would ideally suit a young professional. Energy Rating C. There is a holding deposit of £165.00 that will be required upon successful application for the property. Assuming that all criteria are met, a damage deposit of £835.00 will be required, along with the first months' 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:

ENTRANCE PORCH: Open into:-

LOUNGE: 3.3m x 3.7m (10' 0" x 11' 12") UPVC double-glazed window to the front elevation. Recessed lights. Central heating radiator. Under stairs cupboard. Door to stairs. Further internal door leading through to:-

KITCHEN: 4.1m x 2.8m (13' 4" x 9' 1") Comprises of a range of base and eye level units with roll edge work surface. Inset oven and hob with extractor hood over. Separate sink and side drainer. UPVC double-glazed windows and door to rear elevation. Recessed lights. Central heating radiator.

FIRST FLOOR LANDING: Recessed lights. Internal doors giving access to:-

BEDROOM ONE: 2.8m x 3.0m (9' 3" x 10' 0") UPVC double-glazed window to the front elevation. Recessed lights. Central heating radiator. Cupboard housing the properties central heating boiler.

BEDROOM TWO: 2.8m x 2.2m (2' 8" x 2' 2") UPVC double-glazed window to the rear elevation Recessed lights. Central heating radiator.

FAMILY BATHROOM: Comprises of a three piece suite to include a 'P'-shaped bath with shower over. W.C and wash hand basin. UPVC double-glazed window to the rear elevation. Recessed lights. Heated ladder effect towel rail.

OUTSIDE: To the front garden several steps lead up to the composite door with planting border to the right hand side. To the rear, the garden is laid to a patio area and is in a regular shape enclosed by panel fencing.

DIRECTIONAL NOTE: From our offices, proceed in a southerly direction on the A6 Leicester Road, continue on the A6 heading towards Quorn. Continue straight ahead over the first traffic island junction with the A6 bypass signed post before Quorn at the traffic lights turn right onto Woodhouse Road. Continue along Woodhouse Road through the village of Woodhouse and shortly after passing the Bulls Head Pub on the left, turn left in to Woodhouse Eaves. Continue along Main Street, passing through the centre of the village and just as you reach the shops turn right onto Maplewell Road where number 22 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.

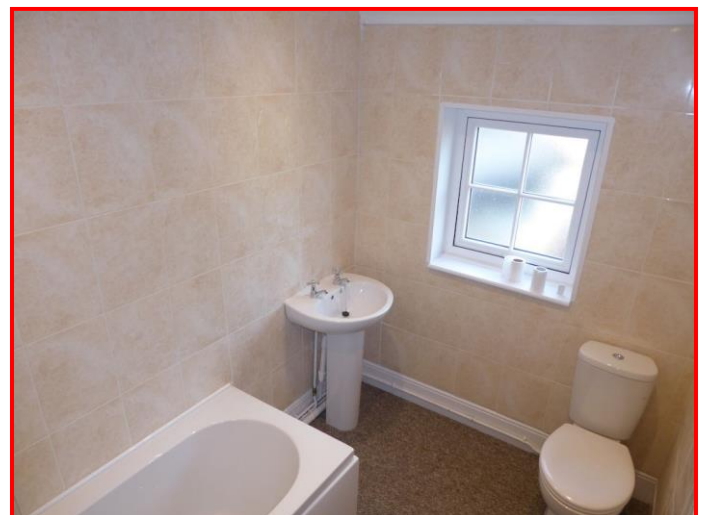
Ongoing rent is payable calendar monthly in advance by standing order.

If you require any further information please contact our Residential Property Management Department.

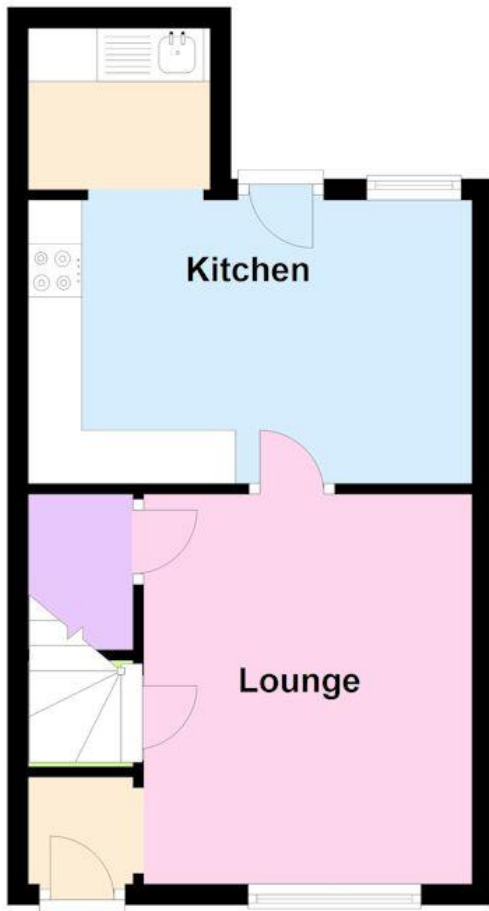
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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.

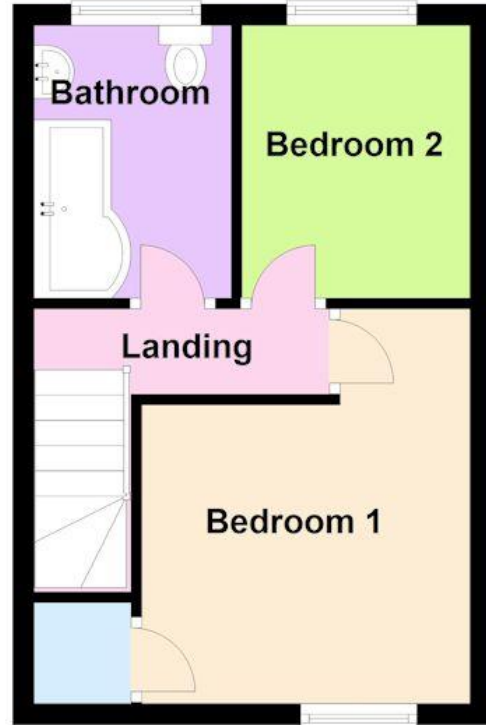
IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline 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. Details produced on the 04/11/2019. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate

HM Government

22, Maplewell Road, Woodhouse Eaves, LOUGHBOROUGH, LE12 8QZ

Dwelling type: end-terrace house

Date of assessment: 19 November 2019

Date of certificate: 22 November 2019

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

Reference number: 9768-2811-7295-9991-3615

Type of assessment: RdSAP, existing dwelling

Total floor area: 59 m²

Estimated energy costs of dwelling for 3 years: £ 1,662

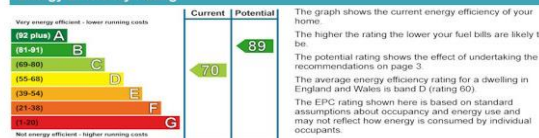
Over 3 years you could save £ 354

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 1,293 over 3 years	£ 1,017 over 3 years	
Hot Water	£ 228 over 3 years	£ 150 over 3 years	
Totals	£ 1,662	£ 1,308	You could save £ 354 over 3 years

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 excludes 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 measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 273
2 Solar water heating	£4,000 - £6,000	£ 78
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 933

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.