



## 2 RENNING END

MOUNTSORREL, LOUGHBOROUGH, LE12 7HP

## £875 Per month

Part furnished

A spacious two bedroom detached bungalow located in a pleasant residential area on the border of Mountsorrel and Rothley. The property benefits from gas-fired central heating and uPVC double glazed windows and doors. The accommodation briefly comprises entrance hall, lounge, conservatory, breakfast kitchen, two double bedrooms and a modern bathroom. Outside there is a garden to the front with extensive driveway, large car port, single garage and private rear garden.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 2 bedroom Bungalow - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

with tiled flooring and a radiator.

### DOUBLE BEDROOM

with bay window to the front and a radiator.

### DOUBLE BEDROOM

with a radiator.

### BATHROOM

with modern white suite comprising w.c., wash basin and bath with shower over, ceramic wall tiling, extractor fan, LED downlights, radiator, tiled flooring and built-in airing cupboard housing hot water cylinder.

### DINING LOUNGE

with cream coloured fire surround and fitted open flame gas fire, LED downlights and two radiators

### CONSERVATORY

of uPVC double glazed construction with patio doors leading to the garden and tiled flooring.

### BREAKFAST KITCHEN

with a range of wall and base units, work surfaces, textured sink top, gas hob, double electric oven, cooker hood, plumbing and space for washing machine and space for fridge, wall mounted central heating boiler set into cupboard, heat detector, and tiled splashbacks and flooring.

### OUTSIDE

Garden to front.

Privated garden to rear with patio area.

Driveway providing off-road parking.

Large car port.

Single garage with up and over door.

Timber garden shed.

### LOCATION

The property can be approached from Leicester via the main A6 towards Loughborough. After crossing the A46 bear left towards Rothley. At the traffic lights turn left and continue through Rothley village centre and on towards

Mountsorrel. At the new traffic island turn left into Walton Way and Renning End is first on the left. No. 2 will be found on the left hand corner

### FURNISHINGS

Please note that this property is to let PART FURNISHED which means carpets and some kitchen appliances only.

### PETS

STRICTLY NO PETS.

### VIEWINGS

Strictly by appointment with Shouler and Sons.

### DISCLAIMER

#### TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

### Property Redress

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).



## TERMS

<b>RENT:</b>	£875 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,000
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	