

# Energy performance certificate (EPC)

2 Simons Close Swinford LUTTERWORTH LE17 6BU	Energy rating <b>C</b>	Valid until:	11 June 2033
		Certificate number:	0737-8326-8200-0242-7292

**Property type** Detached house

**Total floor area** 104 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. It has the potential to be B.

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