



## STAPLEFORD

SCHOOL HOUSE, STAPLEFORD ROAD, LE14 2SF

£750 p.m.x.  
Part Furnished

An attractive double fronted detached cottage situated in a lovely position, close to the entrance to Stapleford Park in a quiet and tranquil spot. The accommodation briefly comprises of two reception rooms, a fitted breakfast kitchen, bathroom and two double bedrooms. Outside there is a graveled driveway providing off road parking, and there are lawned gardens to the front and side. The property benefits from oil-fired central heating and secondary glazed windows.

Viewing is strictly by appointment with  
the agents.

Tel: 01664 410166

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

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

# Detached cottage

## ACCOMMODATION

### ENTRANCE HALL leading to:-

**LOUNGE** with windows to the front and side, brick fireplace with log burning stove, and a radiator.

**DINING ROOM** with windows to the front and side, and radiator.

**KITCHEN** with window to side, limed oak fronted wall and base units, work surfaces, stainless steel sink top, Calor gas powered cooker, and plumbing for a washing machine.

**REAR HALL** with window to the rear and door to the side.

**FIRST FLOOR LANDING** with fitted airing cupboard and a radiator leading to:-

**BEDROOM ONE** with window to the front and side, and a radiator.

**BEDROOM TWO** with window to the front and side, and a radiator.

**BATHROOM** with suit comprising w.c., wash basin set in vanity unit, bath, radiator and a window to the rear.

### OUTSIDE

Gravelled driveway/off-road parking.

Lawned gardens to side and rear.

Timber garden shed.

Gated rear access to meadow (shared usage with the tenants of nearby cottages for recreational purposes).

### STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means fixtures and fittings and carpets only.

## TERMS

**RENT:** £750 per calendar month, in advance, exclusive of rates and council tax.

**DEPOSIT:** £1,500

**FEES:** A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £195 (including VAT) per property is payable, that being the cost of the inventory and agreement.

**TERM:** A one year shorthold tenancy is offered.

**SERVICES:** Mains electricity, water and drainage. Any remaining oil must be purchased at the beginning of a tenancy.

**VIEW:** Strictly by appointment with Shouler & Son.

**COUNCIL TAX:** Band B.

**EPC:** This property has an Energy Performance Efficiency Rating Band TBC.

## LOCATION

To locate the property, leave Melton Mowbray via the B676 Saxby Road. After passing the self-store centre, turn right into Stapleford Road and continue straight on. Turn left just before reaching Stapleford Park, and the property can be found on your left hand side.

Wilton Lodge, 1 Wilton Road,  
Melton Mowbray, Leicestershire, LE13 0UJ

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