



## SCALFORD

3 KING STREET, LEICS, LE14 4DW

£700 p.m.x.  
Part Furnished

A three bedroom detached dormer bungalow situated in an elevated position within the centre of this sought after village. The property benefits from oil-fired central heating and uPVC double glazing. The accommodation briefly comprises of a lounge, dining kitchen, two ground floor bedrooms, study/bedroom, bathroom, utility room and a first floor bedroom. Outside offers an extensive driveway and parking area, large lawned gardens and a single garage.

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



# Village location

## ACCOMMODATION

**ENTRANCE PORCH** leading to:-

**ENTRANCE HALL** with a cloaks cupboard, airing cupboard and a radiator.

**LOUNGE** (18'11" x 10'11" max) with patio doors to the front overlooking the gardens, window to the side, log burning stove and two radiators.

**FITTED DINING KITCHEN** (13'11" x 10'10" max) with windows to the front and side, a range of wall and base units, work surfaces, stainless steel sink top, electric hob, single oven, integrated fridge and a radiator.

**STUDY/BEDROOM** (13'3" x 7'7") with a window to front.

**BEDROOM** (11'9" x 10'11") with window to side, built in wardrobes, cupboards and draws, and a radiator.

**BEDROOM** (9'10" x 8'11") with a window to rear and a radiator.

**BATHROOM** with window to rear, suite comprising w.c., wash basin, bath, corner shower cubicle, tiled splashbacks and heated towel rail.

**UTILITY** with window to rear, plumbing for washing machine, built in cupboards, radiator and door to the garage, and staircase leading to first floor.

**FIRST FLOOR BEDROOM** (33'4" x 12'8" max) with dormer window to front, further window to side, built in eaves storage, and a radiator.

### OUTSIDE

Driveway/parking area, lawned gardens, and a single garage

*Please note that the separate garage to the rear does not fall part of the tenancy and is used by the owners for storage.*



## TERMS

**RENT:** £700 per calendar month, in advance, exclusive of rates and council tax.

**DEPOSIT:** £900

**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 E.

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

Ref: 0859-2848-7210-9223-4471

A full copy of the EPC is available upon request or can be downloaded from:

<http://www.epcregister.com/>

**FLOORPLAN:** Available at: [www.shoulers.co.uk](http://www.shoulers.co.uk)

Whilst every care has been taken to reflect the true dimensions of this property, the dimensions provided should be treated as approximate and used for general guidance only.

**PETS CONSIDERED** at the discretion of the landlord and upon payment of an increased deposit equivalent to two months' rent and a carpet cleaning and damage rectification clause will be added to the contract.

## LOCATION

To locate the property leave Melton Mowbray via Scaford Road. Upon entering the village, turn sharp left and the driveway will be found on your left hand side, just before The Grange.



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

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