



48 ELGIN DRIVE

MELTON MOWBRAY, LEICS, LE13 1TG

£600 p.m.x.
Part Furnished

A well-presented two bedroom semi-detached bungalow situated on a corner plot in a quiet cul-de-sac location close to the town centre. The property benefits from being refurbished to a high standard and has uPVC double glazing, and gas-fired central heating. The accommodation briefly comprises a kitchen/diner, utility room, a large lounge, conservatory, two double bedrooms and a bathroom. Outside there is a large garden to the rear, a single garage and a driveway providing off-road parking for two.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Well-presented bungalow

ACCOMMODATION

LOUNGE (16.5ft x 9ft) with an electric fire, and a radiator.

KITCHEN/DINER (13ft x 9ft) with a range of wall and base units, stainless steel sink unit, wooden worktops, built in oven and hob, integrated fridge/freezer, integrated dishwasher (not to be maintained by landlord), extractor fan, and tiled splashbacks.

INTERNAL HALL with a radiator.

DOUBLE BEDROOM (13.7ft x 10.6ft) with fitted wardrobes, and a radiator.

DOUBLE BEDROOM (9.10ft x 8.8ft) with a door leading to the conservatory, and a radiator.

BATHROOM (6.3ft x 5.5ft) with a w.c., pedestal wash basin, large walk in shower cubicle with mixer shower, and a heated towel rail.

CONSERVATORY (10ft x 10ft) with uPVC windows, and a door leading to the garden.

UTILITY ROOM with power and light connected.

OUTSIDE

Driveway providing off-road parking for two cars.

Single garage.

Large garden to the rear.

STRICTLY NO PETS

TERMS

RENT: £600 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £850

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, gas, water and drainage.
VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band B.

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

Ref: 9558-2854-7725-9593-7241

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

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

LOCATION

Take Scafford Road out of Melton, take the first right onto Elgin Drive and then turn into the third cul-de-sac on your right. The property is situated in the corner to your right.

Please note this property is to let **PART FURNISHED** which generally means carpets, curtains/blinds and some appliances only.



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