



108 ASFORDBY ROAD
MELTON MOWBRAY, LEICS, LE13 0HS

£675 p.m.x.
Unfurnished

A well-presented bay fronted semi-detached home benefitting from modern decor throughout. The accommodation briefly comprises an open plan lounge and dining room, a modern kitchen, a utility/conservatory, ground floor w.c., three bedrooms and a modern bathroom. Outside there is a single garage, off-road parking, and a split-level lawned garden to the rear. The property also has uPVC double glazing and gas-fired central heating.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Bay fronted family home

ACCOMMODATION

ENTRANCE HALL with uPVC door to front, meter cupboard and a radiator.

LOUNGE (13' x 11' max excluding bay) with bay window to front, gas fire with surround and a radiator, open to:-

DINING ROOM (12'5" x 9'4" min) with cupboard to alcove and a radiator.

KITCHEN with a range of modern wall and base units, sink and drainer set in a laminate work surface, electric hob and oven with extractor hood over, tiled floor and splashbacks, cupboard housing central heating boiler and a radiator.

UTILITY/CONSERVATORY (12'9" x 7'4") with base units, laminate work surface, plumbing for a washing machine, uPVC door to garden, and a radiator.

CLOAKROOM/W.C. with w.c. and tiled flooring.

STAIRS AND FIRST FLOOR LANDING leading to:-

REAR DOUBLE BEDROOM (12'5" x 11'1" max) with fitted wardrobe, and a radiator.

FRONT DOUBLE BEDROOM (11'1" x 11') with fitted wardrobes, and a radiator.

FRONT SINGLE BEDROOM (8' x 7'11") with a radiator.

BATHROOM with white suite comprising bath with shower over and shower screen, w.c. and wash basin, heated towel rail, tiled floor and splashbacks and halogen spotlights.

OUTSIDE

Single garage with up and over door. Store. Gravelled front. Off-road parking. Split-level lawned garden to rear.

TERMS

RENT: £675 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £775

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 E.

Ref: 7698-2902-7202-0232-9924

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

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

STRICTLY NO PETS

LOCATION

To locate the property, take Asfordby Road out of the town centre. After passing Dorothy Avenue, No 108 will be found on your right-hand side.

Please note that this property is to let **UNFURNISHED** which means floor coverings and curtain rails only.



**BRITISH
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LETTING AGENT IN
MELTON MOWBRAY

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