



SCALFORD

3 SOUTH STREET, LEICESTERSHIRE, LE14 4DY

£625 p.m.x.
Part Furnished

A fantastic opportunity to reside in this well-presented and spacious two bedroom semi-detached cottage situated in the sought after village of Scalford. The accommodation briefly comprises a porch, lounge, dining room, kitchen, two bedrooms and a bathroom. Outside there is a good sized lawned garden to the front and side, and on street parking is to the front. The property boasts character features throughout and has partial double glazing and electric heating, and would provide ideal accommodation for a professional single occupant or couple.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Semi-detached cottage

ACCOMMODATION

PORCH entered via a composite door with uPVC window.

LOUNGE (12'5" x 11'11") with beamed ceiling, ornamental fire (not to be used), and electric storage heater.

DINING ROOM (12'6" x 6'10") with an electric storage heater.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set in laminate roll top work surfaces, freestanding electric oven, space for under counter fridge, washing machine (not to be maintained or replaced by landlord), under stairs pantry, door to garden, electric storage heater, tiled splashbacks and vinyl flooring.

STAIRCASE AND FIRST FLOOR LANDING with airing cupboard housing immersion heater, leading to:-

DOUBLE BEDROOM (12'6" x 12') with a wardrobe and chest of drawers (furniture can be removed if required), and an electric storage heater.

DOUBLE BEDROOM (12'7" x 7') with an electric storage heater.

BATHROOM with coloured suite comprising wash basin, w.c. and bath with electric shower over and shower curtain, electric storage heater, tiled splashbacks and vinyl flooring.

OUTSIDE

On street parking.

Lawned garden with brick built storage shed.

Please note that this property is to let **PART FURNISHED** which means carpets, curtains, and some basic items of furniture only.

TERMS

RENT: £625 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £720

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, 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: 0688-5044-6295-9482-2970

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

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

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link:
<https://www.ukala.org.uk/>

STRICTLY NO PETS

LOCATION

To locate the property, take Scaford Road out of Melton Mowbray. As you enter the village take the first turning on your right onto South Street. The property can be found 100 yards along the road on your left hand side on the bend.



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

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