



**21A KING STREET**  
SCALFORD, MELTON MOWBRAY, LE14 4DW

**£875 Per month**  
Part furnished

A sympathetically built two bedroom modern barn style property situated in the popular village of Scalford. The property offers a wealth of character features and a high level of finish throughout. The accommodation briefly comprises a lounge, open plan dining kitchen, two double bedrooms and a bathroom. Outside there is a small lawned garden to the rear with patio area.

Situated in the heart of this sought after village, this modern barn style residence offers characterful features and contemporary living. The property has double glazed timber windows and oil-fired central heating, and there is an off-road parking space for one car which is situated in front of the garage on the left hand side

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



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

## 2 bedroom Bungalow - Detached



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# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

with oak flooring, and a radiator.

### LOUNGE

13'2 x 11'7

with an Aga Multifuel Stove, oak bi fold doors to the patio, oak flooring, and a radiator.

### DINING KITCHEN

27'1 x 10

with a range of handmade solid wood wall and base units, double Belfast ceramic sink unit, solid wood and granite worksurfaces, electric AGA and separate AGA fan oven, integrated dishwasher, washing machine (not to be maintained by landlord), fridge freezer (not to be maintained by landlord), stone flooring to the kitchen, oak flooring to dining area, and a radiator.

### DOUBLE BEDROOM

11'7 x 13'5

with walk in closet, oak flooring, and a radiator.

### DOUBLE BEDROOM

9 x 7'11

with oak flooring and a radiator.

### BATHROOM

with white suite comprising a bath with side panel and mixer shower, pedestal wash basin, and w.c., heated chrome towel rail and stone flooring.

### OUTSIDE

Parking space for one car (situated in front of the LHS garage).

Small enclosed lawned garden with a patio area (Landlord to cut and maintain grass as part of the tenancy).

### FURNISHINGS

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

### PETS

STRICTLY NO PETS

### DISCLAIMER

#### TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to Â£50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

#### Property Redress

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/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).



## TERMS

<b>RENT:</b>	£875 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,000
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="http://www.epcregister.com/">http://www.epcregister.com/</a>
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**EPC:** This property  
has an Energy  
Performance Rating.  
A copy is available  
upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	