



**3 STIRLING ROAD**  
MELTON MOWBRAY, LE13 0UF

**£795 Per month**  
Part furnished

A spacious 1950's three bedroom semi-detached residence located on a popular residential estate on the north side of Melton Mowbray. The property benefits from gas fired central heating, uPVC double glazing and a wood burning stove. In brief the property comprises of entrance hallway, lounge, dining room, kitchen, utility room, three bedrooms, bathroom and a mature rear garden. The property would ideally suit a professional couple or individual.

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

# 3 bedroom House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

With wooden floor and stairs to first floor landing.

### LOUNGE

16'11 x 12'03

A large room with radiator, wood burning stove with oak mantle and patio doors to garden.

### DINING ROOM

11'07 x 9'11

with radiator.

### KITCHEN

A galley kitchen comprising a range of eye and base level units, laminate work surfaces, freestanding electric oven, stainless steel sink, tiled splash backs, extractor fan, radiator, pantry and vinyl flooring.

### UTILITY ROOM (Located in outhouse)

with space for washing machine, space for fridge freezer.

### LANDING

With cupboard housing wall mounted gas fired combi boiler.

### BEDROOM ONE

11 x 9'03

A double bedroom with built in wardrobe, built in dressing table and radiator.

### BEDROOM TWO

12'06 x 8'10

A double bedroom with wardrobe and radiator.

### BEDROOM THREE

9'05 x 7'08

A double bedroom with radiator.

### BATHROOM

A three piece suite comprising low flush WC, sink, panelled bath with electric shower over, tiled splashbacks, vinyl flooring and radiator.

### OUTSIDE

To the front there is a small garden retained by a brick wall and on road parking to the front. To the rear there is a patio area, the garden is mainly laid to lawn with hard standing for a shed all enclosed by panelled fencing. There is also a brick built store house.

### LOCATION

To locate the property head out of Melton Mowbray via Asfordby Road. Take the third turning on your right into Rudbeck Avenue and then immediately right again into Stirling Road. The property can then be found on your right hand side.

### PETS

A SMALL PET WOULD BE CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

### VIEWINGS

Strictly by appointment with Shouler and Sons.

### 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 £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>	£795 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£917
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<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>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</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	