



52 HIGHFIELD AVENUE

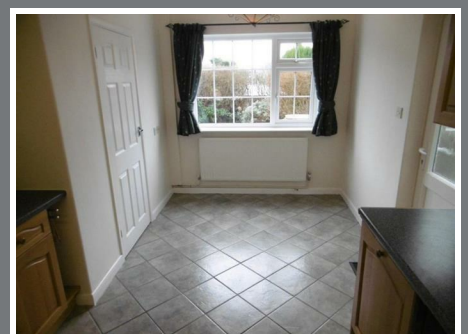
MELTON MOWBRAY, LE13 0NH

Per month

£750 Per



A rare opportunity to acquire this well presented DETACHED three bedroom bungalow located at the top of Highfield Avenue on the north side of Melton Mowbray. The spacious property benefits from gas central heating, upvc double glazing and a low maintenance rear garden and comprises of three good sized Bedrooms, Entrance Hall, a large Lounge, Kitchen/Diner, Bathroom, single garage and off-road parking to the front. The property is conveniently located close to Welby Lane convenience store and is located just off the A606 which has convenient links to Leicester, Loughborough and Nottingham.



Bungalow - Detached

ACCOMMODATION

ENTRANCE HALL

entered via a UPVC door with tiled flooring and cloaks cupboard.

KITCHEN

having window to the front and side, a range of eye and base level units with roll-top laminate worktops, integrated electric oven and integrated gas hob, space for washing machine, space for fridge freezer, stainless steel sink, integrated dishwasher, space for a dining table, tiled splashbacks and flooring, radiator and upvc door to the garden.

LOUNGE

having window to the front, gas fire and radiator.

BEDROOM ONE

having window to the rear and radiator.

BEDROOM TWO

having window to the rear and radiator.

BEDROOM THREE

having window to the side and radiator.

BATHROOM

having window to the side with suite comprising w.c., wash basin and bath with electric shower over, tiled splashbacks, vinyl flooring, airing cupboard and radiator.

GARAGE

A single garage with power and lighting and a rear door giving access to the garden.

OUTSIDE

To the front of the property is off-road parking for 2 cars. To the side is a lean-to giving access to the rear garden. To the rear is a large patio area with the garden being mainly laid to lawn with a summer house and various mature shrubs and trees, all enclosed by panelled fencing.

PETS

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.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: . xxx year lease from xxxx.

Current service charge is £xxxx per calendar month.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council 01664 502502

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

LOCATION



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

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) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |