



36 CHAPEL LANE
HOSE, MELTON MOWBRAY, LE14 4JG

£975 Per month
Unfurnished

A well presented **THREE** bedroom **DETACHED** bungalow located in a quiet cul-de-sac in the popular village of Hose. The spacious property benefits from a private gated driveway, a large garden with views over open fields, gas central heating and uPVC double glazing and would ideally suit a professional or retired individual or couple.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom Bungalow - Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a uPVC door, radiator, pine side table and cloak cupboard.

KITCHEN/DINER

13'4" x 11'7"

A spacious fitted kitchen with a range of eye and base level units, laminate work surfaces, stainless steel sink, space for electric oven, space for washing machine and under counter fridge, sliding door to pantry, extractor fan, radiator, tiled splashback and vinyl flooring.

CONSERVATORY

with radiator and tiled flooring.

LOUNGE

17'10" x 12'5"

A large room with radiators, electric fire with wooden surround.

BATHROOM

A modern suite comprising shower enclosure with mixer shower, sink in vanity unit, radiator, cupboard with immersion heater, vinyl flooring and tiled splash backs.

BEDROOM ONE

14' x 13'10"

A double bedroom with radiator and built in wardrobe/dressing unit.

BEDROOM TWO

13'11" x 8'11"

A double bedroom with built in wardrobe and radiator.

BEDROOM THREE

13'11" x 12'

A double bedroom with radiator.

W.C.

With low flush WC, sink, radiator and vinyl flooring.

OUTSIDE

To the front the property has a private gated driveway with block paved parking for 2-3 cars. To the rear there is a large garden mainly laid to lawn with mature beds with shrubs and bushes. There is a patio area with outside tap and the garden offers views over surrounding countryside. There is also a single integral garage with power and light connected.

LOCATION

To locate the property proceed out of Melton on the Nottingham Road, pass through the village of Ab Kettleby and then bear right onto Clawson Lane towards Long Clawson. At the junction, turn right and follow this road. Then bear left onto Waltham Lane, Proceed down this road and then bear right onto Hose Lane. Proceed on this road and as entering the village of Hose turn right onto Harby Lane. Take the 2nd right onto Coal Lane and then turn right into Chapel Lane and the bungalow can be found at the end of the Road on your right.

PETS

STRICTLY NO PETS

TERM

A one year shorthold tenancy is offered.

SERVICES

Mains electricity, gas, water and drainage.

Melton Borough Council - Band E.

VIEWINGS

Strictly by appointment with Shouler and Son.

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 license and Council Tax.

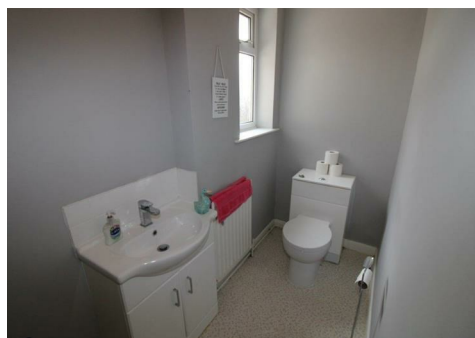
Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord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

RENT:	£975 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,125
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band E
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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lettings@shoulers.co.uk

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