



## 4 MILL LANE

SOMERBY, MELTON MOWBRAY, LE14 2QE

# £800 Per month

Unfurnished

A well presented THREE bedroom SEMI DETACHED stone built residence located in the sought after village of Somerby near Melton Mowbray. The property benefits from uPVC double glazing and an electric central heating system. The property also has a modern kitchen, brick fireplace and comprises of porch, lounge, dining kitchen, utility/WC, three bedrooms, bathroom and a garden overlooking paddock land.

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

### DESCRIPTION

ENTRANCE HALL : leading to :

LOUNGE : with brick fireplace and woodburner, beamed ceiling, laminate flooring and two radiators.

DINING KITCHEN : with a range of eye and base level units, stainless steel sink and drainer unit as set in laminate work surfaces, electric cooker, extractor fan, tiled splash backs and space for fridge freezer.

UTILITY ROOM : with stainless steel sink unit as set in work surface, space for a washing machine, WC and a radiator.

STAIRS AND FIRST FLOOR LANDING LEADING TO :

BEDROOM ONE : With built in wardrobe and a radiator.

BEDROOM TWO : with a radiator.

BEDROOM THREE : with a radiator.

BATHROOM : with white suite comprising bath with shower over and glass screen, wash basin, and W and a towel rail.

OUTSIDE : Gravelled parking area to side of garage, single garge (Closest to house), lawn to the side of the property with views overlooking paddock land.

Somerby, Leicestershire, a small village located perfectly for Melton Mowbray and Oakham and having services to include a Parish Church, Primary School, Doctors Surgery, and local Pub. There is also a small village shop and an Equestrian centre.

Mill Lane is at the heart of the village and this semi-detached property is at the conclusion of a private driveway. Internally, the property is dominated by a large living room on the ground floor, a Kitchen which has matching work surfaces, base, and eye level units and able to be well equipped for a modern family and having the benefit of a separate utility room with WC.

Upstairs there are three bedrooms, two of which are double rooms, and a family bathroom which has a matching suite to include panel enclosed bath, WC, and wash hand basin.

Outside, there a garage and parking adjacent to it and steps to a garden with lovely views across open fields.

Offered with No Chain sale this family home is sure to prove popular and we urge you to book your tour today.

### LOCATION

To locate the property from Melton, take the A606 Burton Road out of town. After four miles, turn right

at the Leesthorpe Crossroads. Continue through Leesthorpe and Pickwell. Upon reaching Somerby, turn right onto High Street, and then turn right when reaching the Primary School on to Mill Lane. The property can be found on your right hand side.

### 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).

#### OTHER TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and oven only.

Council Tax : Melton Borough Council. Band D.

Services : Mains electric, water and drainage.

EPC : Rating E.

A SMALL PET WOULD BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM.



## TERMS

- RENT:** £800 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £923
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band D
- EPC:** This property has an Energy Performance Efficiency Rating Band E.  
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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DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanIt.

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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>		42	63
(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	