



**2 CHURCH LANE**  
REARSBY, LEICESTER, LE7 4YE

**£1,095 Per month**  
Unfurnished

A well presented three storey, three bedroom DETACHED period property located on a quiet street in the highly regarded village of Rearsby. Ideally situated between Melton Mowbray and Leicester the property benefits from uPVC double glazing, gas fired central heating, recent redecoration throughout and a mature rear garden.

In brief the property comprises of entrance hall, WC, sitting room, kitchen/dining room, three double bedrooms, two bathrooms, a private driveway and a mature rear garden backing onto the church yard.

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 - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

Entered via a uPVC composite door with stairs to first floor landing with under stairs cupboard, radiator and tiled flooring.

### WC

Comprising of low flush WC, ceramic sink, radiator and tiled flooring.

### SITTING ROOM (10.07 x 13.08 ft)

With dual aspect windows overlooking the garden and driveway, radiator and brass wall lighting.

### KITCHEN/DINING ROOM (13.11 x 9.11 ft)

Comprising a range of eye and base level limed oak base units, laminate work surfaces, space for cooker, space for under counter fridge, space for washing machine, stainless steel sink, wall mounted gas fired boiler, tiled splashbacks, radiator, uPVC door to garden, tiled flooring and a space for dining table.

### FIRST FLOOR LANDING

With stairs to second floor :

### BEDROOM ONE (10.08 x 13.08 ft)

A double bedroom with dual aspect windows and two radiators.

### BATHROOM ONE

A three piece suite comprising sink, low flush WC, panelled bath, tiled splashbacks and newly carpeted floor.

### BEDROOM TWO (9.09 x 14.00 ft)

A double bedroom with radiator, inbuilt wardrobe freestanding cupboard and shelving.

### THIRD FLOOR LANDING

With access to third bedroom and second bathroom :

### BEDROOM THREE (8.04 x 13.11 ft)

A double bedroom with radiator.

### BATHROOM TWO

Comprising of low flush WC, sink, panelled bath, airing cupboard housing the immersion tank, radiator and tiled splashbacks.

### OUTSIDE

To the front the property offers a block paved driveway with parking for three cars enclosed by walling. To the rear there is a patio area and an elevated mature rear garden with borders of shrubs and plants all enclosed by mature hedging which backs onto the church yard. There is also hardstanding for a garden shed.

### 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).

### LOCATION

From Melton Mowbray leave via the A607 and pass through Kirby Bellars. Proceed along this road and when on the bypass take the right hand sign turning signposted Rearsby. Proceed along this road and at the end of the road turn right and pass over a small Brook, bank right and proceed up Church Lane and the property can be found on your right hand side at the end of the lane.

### TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Chamwood Borough Council - Band C.

Services : Main Electric, Gas, Water and Drainage.

Term : A 12 month fixed term tenancy is offered.

EPC : EPC rating D.

STRICTLY NO PETS PERMITTED.



## TERMS

<b>RENT:</b>	£1,095 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,263
<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 D. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</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>



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

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

