



11 HAZLEWOOD CRESCENT
ASFORDBY, MELTON MOWBRAY, LE14 3UB

£995 Per month
Unfurnished

A fantastic opportunity to reside in this REFURBISHED EXTENDED THREE BEDROOM DETACHED residence located on the outskirts of the popular village of Asfordby. The property has undergone a scheme of refurbishment to include new decor throughout, all downstairs flooring replaced and a new kitchen and bathroom. The property also benefits from gas fired central heating and uPVC double glazing.

In brief the property comprises of entrance hall, large kitchen/diner, large lounge, three bedrooms, bathroom, detached garage and a spacious mature rear garden.

Asfordby is a well serviced village which amenities include Co-Op, take aways, local pubs, restaurants and a primary school. It also has good links to the A46 to Nottingham, Leicester and Loughborough and is located only 4 miles from Melton.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a newly fit composite uPVC door to entrance hall with stairs to first floor landing, radiator, under stair store cupboard

SITTING ROOM (10.08 x 30.05 ft)

A large spacious sitting room with two radiators, wall lighting, wooden fire surround in quartz heat with ornamental fire (is not servicable), uPVC sliding patio doors to garden and folding doors to kitchen/diner.

KITCHEN/DINER (25.09 x 8.08 ft)

A large newly fitted kitchen comprising of a range of shaker eye and base level units, granite effect work surfaces, radiator, freestanding Blomberg electric oven, stainless steel extractor fan, integrated Lamona dishwasher, space for washing machine, composite inset sink with mixer tap, two pantries, space for fridge freezer, uPVC door to back garden and wood effect laminate flooring.

STAIRWELL/LANDING

with access to loft via hatch (not to be used).

BATHROOM

A newly fitted three piece contemporary suite to include low flush WC, sink built into unit, panelled bath with screen and electric shower, tiled splashbacks, heated towel rail and wood effect laminate flooring.

BEDROOM ONE (8.09 x 8.00 ft)

A double bedroom with radiator and door to storage closet and further door to cupboard housing gas fired combi boiler.

BEDROOM TWO (10.08 x 12.01 ft)

A double bedroom with radiator.

BEDROOM THREE (7.06 x 10.01 ft)

A double bedroom with radiator and laminate flooring.

OUTSIDE

To the front there is a block paved driveway with off street parking and a small ornamental garden. There is also a detached brick built garage with power and light connected. To the rear there is a large mature rear garden with patio area, mainly laid to lawn with mature trees and shrubs, timber summer house (not to be maintained, disposed of or replaced by the landlord).

TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS AND CURTAINS ONLY.

Council Tax : Melton Borough Council : Band C.

Deposit : £1,148

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Band D

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).

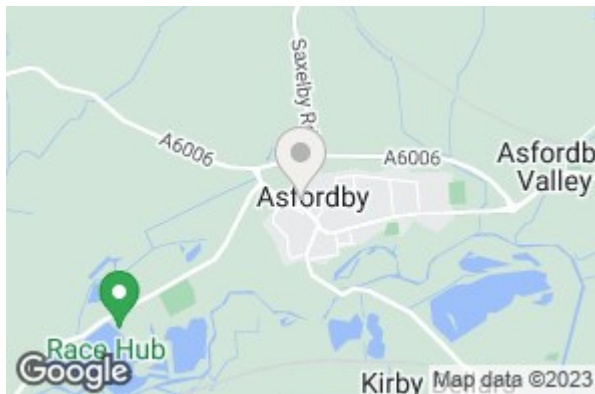
LOCATION

As you pass through Asfordby on Loughborough Road turn right into Hazelwood Crescent. The property can then be found on your right hand side.



TERMS

RENT:	£995 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,148
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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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