



24 BOYD ROAD  
MELTON MOWBRAY, LE13 0RH

£1,250 Per month  
Unfurnished

A fantastic opportunity to reside in this modern three bedroom THREE storey semi detached house located on a quiet residential estate to the north of Melton Mowbray.

The property benefits from fitted blinds, integrated appliances, gas fired central heating and uPVC double glazing. There is also a single garage and well planted rear garden.

In brief the property comprises of entrance hallway, sitting room, dining kitchen, WC, two bedrooms to the first floor, family bathroom and the master bedroom suite to the third floor with walk in wardrobe area and ensuite. Outside there is a driveway with off road parking for 2 cars and a single garage with power and light connected. The rear garden is mainly laid to lawn with patio area and well stocked borders of shrubs and plants.

The property would be ideally suited to a professional or retired individual or couple looking for a modern energy efficient property with good links to Leicester and Loughborough.



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

### SUMMARY

**ENTRANCE HALL** : entered via composite door with radiator.

**LOUNGE** : a spacious room with radiator and wood effect laminate flooring and under stair store cupboard.

**WC** : with sink, low flush WC and radiator.

**KITCHEN/DINING ROOM** : a modern kitchen with a range of eye and base units, laminate worktops, AEG integrated double oven, integrated fridge, integrated freezer, integrated dishwasher and integrated gas hob. Stainless steel sink, space for washing machine, Ideal Logic gas fired combi boiler, stainless steel extractor fan, uPVC doors to garden.

**STAIRWELL AND LANDING** : with airing cupboard with radiator and further radiator to landing.

**BEDROOM ONE** : a rear facing double bedroom with radiator.

**BEDROOM TWO** : a front facing double bedroom with radiator.

**BATHROOM** : a modern 4 piece suite with low flush WC, sink pedestal, bath, large shower enclosure with mixer shower, ceiling spotlights, tiled splashbacks, wood effect laminate flooring and radiator.

**BEDROOM THREE (THIRD FLOOR)** : a spacious double bedroom with radiator, walk in wardrobe area and door to ensuite.

**ENSUITE** : with low flush WC, sink pedestal, shower enclosure with electric shower, wood effect laminate flooring, tiled splashbacks, ceiling downlights and velux window.

**OUTSIDE** : off street parking to driveway to side, detached single garage with power and light. Rear garden is well planted with patio area and lawn.

### LOCATION

To locate the property proceed out of Melton on Nottingham Road. Before leaving Melton turn left into St Bartholomew's Way and then take the second turning on your right onto Boyd Road. Proceed up this road and the property can be found on your right hand side.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets, blinds and integrated appliances.

Council Tax : Melton Council : Band D

Deposit : £1,442

Term : A 6 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, gas, water and drainage.

EPC : B rating.

ONE SMALL DOG IS CONSIDERED AT THE LANDLORDS DISCRETION SUBJECT TO £25 PCM MORE ON THE RENT, A DAMAGE RECTIFICATION CLAUSE WILL BE ADDED TO THE AGREEMENT AND REFERENCES MUST BE GIVEN.

### 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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



## TERMS

<b>RENT:</b>	£1,250 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,442
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band B. 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>
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