



**21 NETHER STREET**  
HARBY, MELTON MOWBRAY, LE14 4BS

**£725 Per month**  
Unfurnished

A well presented TWO bedroom refurbished mid terrace property situated on a popular street in the sought after village of HARBY in the Vale of Belvoir. The property benefits from a modern kitchen with quartz worktops, three piece bathroom suite, uPVC double glazing, gas central heating and a separate garden. The property would ideally suit a professional individual or couple.

In brief the property comprises of lounge/dining room, kitchen, WC, two bedrooms, bathroom, rear garden, separate lawned garden situated away from the property and off street parking to the front.

Harby is ideally situated for people looking for good road links to the A46 with access to Nottingham, 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

# 2 bedroom House - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### LOUNGE/DINING ROOM

Entered via a uPVC door with radiator, wood burning stove in stone surround with hearth, under stair storage cupboard and door to first floor.

### KITCHEN

A fully fitted kitchen with a range of eye and base units, quartz work surfaces, integrated electric hob, integrated electric oven, washing machine and integrated dishwasher (both not to be maintained or replaced by landlord), inset stainless steel sink with mixer tap, tiled splashbacks, breakfast bar, ceiling spotlights, stainless steel extractor fan, tiled splashbacks and tiled flooring.

### WC

With low flush WC.

### BEDROOM ONE

The front bedroom is a double bedroom with radiator and inbuilt wardrobes.

### BEDROOM TWO

A double bedroom with built in wardrobes housing the wall mounted gas fired combi boiler and radiator.

### BATHROOM

A newly fitted suite comprising of ceramic sink, low flush WC, P Shaped bath with mixer shower over, aquaboard splashbacks, cupboards and new vinyl flooring.

### OUTSIDE

There is on street parking available to the front. To the rear there is a rear garden which is paved with a timber garden shed (not to be maintained, disposed of or replaced by landlord). There is also another garden situated away from the property. This is accessed by going right out of the garden gate and the garden is the furthest garden on the right hand side.

### LOCATION

To locate the property from Melton Mowbray head out of Melton head out of Melton Mowbray on Scaford Road. Proceed through Scaford village and then out of Scaford village. At the next crossroads turn left towards Harby/Hose. Proceed down Harby Hill and into the village of Harby and the property can be found on your right hand side.

### OTHER TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

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

Council Tax : Melton Borough Council - Band A.

Services : Mains Electric, Gas, Water and Drainage.

EPC : Band D.



## TERMS

<b>RENT:</b>	£725 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£836
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band . 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>



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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>			
(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	