



2 SOMERBY ROAD
PICKWELL, MELTON MOWBRAY, LE14 2RA

Per month
£825 Per



AVAILABLE NOW A well presented and fully modernised THREE BEDROOM end of terrace property located in the sought after Rutland village of Pickwell.

The property has undergone a scheme of refurbishment to include a newly fitted kitchen, new bathroom and redecoration throughout. There is also an oil fired boiler and uPVC double glazing.

The property overlooks open fields to the rear and comprises of entrance hall, sitting room, kitchen, three bedrooms, bathroom, gardens to front and rear and a single garage.

Pickwell is a quiet village located between Oakham and Melton. The property would ideally suit a professional individual or couple looking for a quiet rural setting.



House - End Terrace

ACCOMMODATION

ENTRANCE HALL

Entered via a uPVC door to entrance hall, laminate flooring with stairs to first floor landing and radiator.

SITTING ROOM

A spacious room with radiator and open fire.

KITCHEN

A renovated kitchen comprising of a modern shaker style kitchen of various eye and base level units, laminate work surfaces, stainless steel sink, space for electric oven, space for washing machine, space for fridge freezer, radiator, uPVC door to garden.

LANDING

With loft hatch (loft space not to be used).

BATHROOM

A recently fitted three piece bathroom suite to include bath with mixer shower, low flush WC, ceramic sink, towel rail, ceramic tiling and laminate flooring.

BEDROOM ONE (FRONT)

A double bedroom with radiator and wardrobes.

BEDROOM TWO

A double bedroom with radiator.

BEDROOM THREE

A single bedroom with and radiator.

OUTSIDE

To the front there is lawned gardens, to the rear there is a lawned garden (to be seeded) and there is off street parking to the right hand side of the block of houses on a first come first serve basis and a single garage (LHS Garage).

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: . xxx year lease from xxxx.
Current service charge is £xxxx per calendar month.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

LOCATION



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

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

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

