



49 BURTON ROAD

MELTON MOWBRAY, LEICESTERSHIRE, LE13 1DL

£1,350 p.m.x.
Part Furnished

An impressive five bedroom detached house situated in a tucked away position at the end of a private driveway with mature secluded gardens. The property has gas-fired central heating and uPVC double glazing. The accommodation briefly comprises a large hall, cloakroom, three reception rooms, dining kitchen, utility room, five bedrooms (two with en-suite) plus a family bathroom. Outside there is an extensive driveway and parking, detached double garage and lawned gardens.

Viewing is strictly by appointment with the agents.

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www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Impressive five bedroom detached



This well presented and spacious extended detached house offers very generous family living accommodation over two floors and is set at the end of a private driveway which serves eight properties. There are very private mature gardens surrounded by trees with a driveway to the front giving parking for several vehicles which leads to a detached double garage.

Viewing highly recommended

ACCOMMODATION

ENTRANCE PORCH with half glazed door leading to:-

LARGE RECEPTION HALLWAY with ceramic tiled flooring, radiator and staircase to first floor with storage cupboard below.

CLOAKROOM/W.C. comprising wash basin and w.c.

BOILER ROOM housing the central heating boiler and hot water system.

LOUNGE (18'1" x 14'3" max) having fire surround with tiled hearth and back cloth and fitted gas fire, radiator and patio doors to garden.

DINING/SITTING ROOM (15'11" x 13'5" min) with square bay window to the front, radiator and log burner (gas connection is available).

STUDY with a radiator.

LARGE DINING KITCHEN with a range of oak wall and base units, work surfaces with textured 1½ bowl sink top, Rangemaster dual fuel cooker, chimney-style extractor hood, integrated dishwasher (not to be maintained by landlord), space for American-style fridge freezer, tiled splashbacks and flooring and radiator. Door to:-

UTILITY ROOM with door to the side giving access to the garden, a range of base units with work surfaces, inset stainless steel sink top, plumbing for appliances, radiator and extractor fan.

STAIRCASE TO FIRST FLOOR LANDING with a storage cupboard, radiator and loft access, leading to:-

MASTER BEDROOM (13'10" x 12'7") with a range of built-in wardrobes, a radiator and door to **EN-SUITE SHOWER ROOM** with suite comprising w.c., wash basin and corner shower cubicle and fully tiled walls.

DOUBLE BEDROOM (14'11" x 12'10") with square bay window to the front, built-in wardrobes, radiator and door to **EN-SUITE SHOWER ROOM** with suite comprising w.c., wash basin and tiled shower cubicle and radiator.

DOUBLE BEDROOM (14'4 x 11'5") with built-in wardrobes, and a radiator.

DOUBLE BEDROOM (11'4" x 7'11") with a radiator.

SINGLE BEDROOM (9'1" x 8'7") with a radiator.

FAMILY BATHROOM with white suite comprising w.c., wash basin and Jacuzzi/air bath, ceramic tiled splashbacks, tiled flooring and a radiator.

OUTSIDE

Gravelled driveway and parking area for several vehicles. Detached double garage with up-and-over door (17'11" x 16'6").

Private lawned garden to rear with patio areas and vegetable garden.



GENERAL INFORMATION

The property is situated to the south of the town, just off the A606 Burton Road which leads to Oakham and is convenient for access to the town centre and railway station. The town offers a good range of schooling including John Ferneley College and Longfield Academy which are both senior schools and nearby is MV16 Sixth Form College and there is also Brooksby Melton College in the town centre. The town centre offers a good range of shopping and leisure facilities and there are a variety of supermarkets including Tesco, Sainsburys, Morrisons, Aldi and Lidl. Melton is conveniently located mid way between Leicester and Nottingham and access to both the A1 and M1 is a relatively short distance away.

TERMS

RENT:	£1,350 per calendar month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,555
TERM:	A one year shorthold tenancy is offered.
SERVICES:	Mains electricity, gas, water and drainage.
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band G.
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref: 0988-2083-6275-5901-3934 A full copy of the EPC is available upon request or can be downloaded from: http://www.epcregister.com/
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/
FLOORPLAN:	Available at: www.shoulers.co.uk Whilst every care has been taken to reflect the true dimensions of this property, the dimensions provided should be treated as approximate and used for general guidance only.

LOCATION

To locate the property, leave the town centre via Burton Street continuing over the railway bridge onto Burton Road. After passing Wicklow Lodge on your left hand side the private driveway will be seen a short distance along on your left. No. 49 is situated at the end on your right hand side.

PETS CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

Please note that this property is to let **PART FURNISHED** which generally means carpets and curtains only.



BRITISH
PROPERTY
AWARDS
2018-2019

GOLD WINNER

LETTING AGENT IN
MELTON MOWBRAY

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