



11 DELEMARE ROAD

MELTON MOWBRAY, LEICESTERSHIRE, LE13 1PL

£695 p.m.x.
Part Furnished

A newly decorated three bedroom semi-detached property located within a quiet cul-de-sac on a popular residential estate conveniently situated for John Ferneley High School and the country park. The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, ground floor cloakroom/w.c., three bedrooms, and a bathroom. Outside there is a low maintenance garden to the rear and a garage and off-road parking to the front. The property has uPVC double glazing and gas-fired central heating.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Three bedroom semi-detached

ACCOMMODATION

ENTRANCE HALL with a radiator.

GROUND FLOOR CLOAKROOM/W.C. with white suite comprising wash basin and w.c., radiator, and vinyl flooring.

LOUNGE (12'7" x 12'6") with an ornamental fireplace, radiator, stairs to first floor landing and under stairs storage cupboard.

DINING ROOM (8'1" x 7'9") with a radiator and sliding patio doors to the garden.

KITCHEN (8'2 x 7'5") with a range of wall and base units, stainless steel sink and drainer unit as set in solid beech wooden worktops, integrated gas hob, integrated electric double oven, overhead extractor fan, space for fridge freezer and washing machine, wall mounted Worcester Bosch gas boiler, tiled splash backs and vinyl flooring.

STAIRCASE AND FIRST FLOOR LANDING with airing cupboard housing immersion heater, leading to:-

DOUBLE BEDROOM (11'10 x 9') with a radiator.

DOUBLE BEDROOM (8'10" x 8'1") with a radiator.

SINGLE BEDROOM (9'6 x 6'11") with a radiator.

BATHROOM with white suite comprising wash basin, w.c. and bath with shower screen and electric shower over, radiator, tiled splash backs, vinyl flooring and ceiling downlights.

OUTSIDE

Single garage with power and lighting.

Off-road parking for two cars.

Low maintenance garden.

TERMS

RENT: £695 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £800

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 B.

EPC: This property has an Energy Performance Efficiency Rating Band D.

Ref: 9169-2872-6006-9321-5065

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/>

STRICTLY NO PETS

LOCATION

To locate the property, take Scalford Road out of the town. Take the seventh turning on your right onto Wymondham Way, and then take the third right onto Delamare Road. The property can be found in the far corner of the cul-de-sac on your right hand side.

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



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