



ASFORDBY HILL

6 HOUGHTON CLOSE, LEICESTERSHIRE, LE14 3QL

£1,000 p.m.x.
Part Furnished

A well-presented four bedroom detached home located in the popular village of Asfordby Hill just three miles West of Melton Mowbray. The property offers unspoilt views across open countryside and has modern fixtures and fittings, gas-fired central heating and uPVC double glazing.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

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Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Four bedroom detached family home



The accommodation briefly comprises an entrance hall, two reception rooms, kitchen, utility room, cloakroom/w.c., master bedroom with en-suite, three further bedrooms and a bathroom. Outside there is a single integral garage with power and lighting, off-road parking to the front and a lawned garden to the rear. The property has gas-fired central heating and uPVC double glazing.

Viewing highly recommended

ACCOMMODATION

ENTRANCE HALL with stairs to first floor landing, radiator and under stairs storage cupboard.

LOUNGE (16'5" x 10'3") with a radiator and double doors leading to dining room.

DINING ROOM (11'11" x 9'6") with a radiator and patio doors leading to garden with views over countryside.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, integrated gas hob, integrated electric oven, overhead extractor fan, integrated fridge freezer, integrated dish washer (not to be maintained or replaced by landlord), radiator, tiled splashbacks and tiled flooring.

UTILITY ROOM with a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, integrated washing machine (not to be maintained or replaced by landlord), radiator, door to garden, tiled splashbacks and tiled flooring.

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

STAIRCASE AND FIRST FLOOR LANDING with loft hatch (not included in tenancy) and airing cupboard housing the hot water tank, leading to:-

MASTER BEDROOM (17'6" x 10'2") with a radiator and door to **EN-SUITE** with white suite comprising a vanity wash basin, w.c., and walk in shower enclosure with mixer shower, radiator, tiled splashbacks and vinyl flooring.

DOUBLE BEDROOM (11'1" x 9') with a radiator.

DOUBLE BEDROOM (13'7" x 8'1") with a radiator.

SINGLE BEDROOM (8'5" x 7'9") with a radiator.

BATHROOM with white suite comprising wash basin, w.c. and panelled bath, radiator, tiled splashbacks and vinyl flooring.

OUTSIDE

Single integral garage with manual up and over door, power and lighting and wall mounted boiler.

Off-road parking to front.

Small front garden.

Lawned rear garden overlooking open countryside.



TERMS

RENT:	£1,000 per calendar month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,150
TERM:	A six month shorthold tenancy is offered.
SERVICES:	Mains electricity, gas, water and drainage.
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D.
EPC:	This property has an Energy Performance Efficiency Rating Band C. Ref: 8521-6925-4600-5815-1992. 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/

LOCATION

To locate the property take Asfordby Road (A6006) out of Melton and pass over the roundabout into Asfordby Hill. Take the second turning on your left onto Houghton Close and the property can be found 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 some curtains only.

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