



## ASFORDBY HILL

21 WELBY ROAD, LEICESTERSHIRE, LE14 3RB

£330 p.m.x.  
Part Furnished

A good sized one bedroom ground floor flat situated in the popular village of Asfordby Hill. The property has electric heating and uPVC double glazing, and the accommodation briefly comprises a lounge, kitchen, double bedroom and a shower room. Outside there is a low maintenance courtyard garden with a brick built store shed. This property would provide ideal accommodation for either a professional person or couple.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

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**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Ground floor flat

## ACCOMMODATION

**LOUNGE** (13'10" x 11'4") with Rointe wall mounted electric heater, and a storage cupboard.

**KITCHEN** with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate worktops, space for an oven, space for a washing machine, and lino flooring.

**DOUBLE BEDROOM** (13' x 10'9" with a wall mounted Rointe electric heater.

**SHOWER ROOM** with white suite comprising a w.c., pedestal wash basin, and electric shower with walk in enclosure, tiled splashbacks, tiled flooring, and wall mounted electric heater.

## OUTSIDE

Courtyard with brick built store shed.

## STRICTLY NO PETS

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

## TERMS

**RENT:** £330 per calendar month, in advance, exclusive of rates and council tax.

**DEPOSIT:** £380

**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 A.

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

Ref: 0070-2870-6686-9098-7181

A full copy of the EPC is available upon request or can be downloaded from:

<https://find-energy-certificate.digital.communities.gov.uk/>

**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, leave Melton via Asfordby Road. Upon reaching Asfordby Hill, turn right at the roundabout and take the next left onto Welby Road. The property can be found on your right hand side.



Wilton Lodge, 1 Wilton Road,  
Melton Mowbray, Leicestershire, LE13 0UJ

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[www.shoulers.co.uk](http://www.shoulers.co.uk)

[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)