



**102 ASFORDBY ROAD**  
MELTON MOWBRAY, LEICESTERSHIRE, LE13 0HS

**£750 p.m.x.**  
Part Furnished

A well-presented and spacious three bedroom semi detached property located on Asfordby Road in Melton Mowbray. The accommodation briefly comprises an entrance hall, lounge, kitchen/diner, three bedrooms, and a family bathroom. Outside there is a driveway to the front and good sized garden to the rear. The property also has uPVC double glazing and gas central heating throughout.



Viewing is strictly by appointment with the agents.

**Tel: 01664 410166**

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

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

# Spacious three bedroom semi

## ACCOMMODATION

**ENTRANCE HALL** with radiator, stairs to first floor landing, under stairs store cupboard with gas combi boiler and laminate flooring.

**LOUNGE** (11' x 13') with bay window, fire surround with ornamental fire (not working), picture rails, laminate flooring and radiator.

**DINING KITCHEN** (17'8" x 12'5") A large room with a fully fitted kitchen comprising of a range of eye and base level units and wood effect laminate work surfaces, integrated electric oven, integrated electric hob, stainless steel extractor fan, stainless steel sink, space for fridge freezer, cupboard with space and plumbing for washing machine, inbuilt original cupboards, double patio doors to garden, radiator, laminate and quarry tiled flooring.

**STAIRCASE AND FIRST FLOOR LANDING** with access to loft via hatch.

**FRONT DOUBLE BEDROOM** (11'3" x 12'11") with bay window, radiator, picture rails and storage cupboard.

**DOUBLE BEDROOM** (12'4" x 11'2") with radiator, storage closet and picture rails.

**SINGLE BEDROOM** (7'11" x 8') with radiator and laminate flooring.

**BATHROOM** with white suite comprising panelled corner bath, shower enclosure with mixer shower, pedestal wash basin, and low flush WC, radiator, tiled splash backs and tiled flooring.

### OUTSIDE

Driveway for 2-3 cars.

Lawned rear garden with patio area and timber shed.

## TERMS

**RENT:** £750 per calendar month, in advance, exclusive of rates and council tax.

**DEPOSIT:** £865

**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 TBC.

Ref: TBC.

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/>

**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.

## LOCATION

To locate the property, take Asfordby Road out of Melton. The property can be found around a quarter of a mile on your right, shortly after the third turning into Rudbeck Avenue.

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



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

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