



62 DALBY ROAD
MELTON MOWBRAY, LEICS, LE13 0BH

£650 p.m.x.
Part Furnished

A rare opportunity to reside in one of only three, two bedroom houses occupying a quiet and secluded position and being only minutes from the town centre. The accommodation comprises of a modern kitchen, lounge/diner, conservatory and a bathroom. Outside there is a private rear garden as well as full use of the development's communal grounds. The property also has gas central heating, uPVC double glazing and comes with two allocated parking spaces which are accessed via a private driveway off Blyth Avenue.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Well-presented townhouse

ACCOMMODATION

ENTRANCE HALL with door to front.

KITCHEN (13'8" x 9'1") with a range of cream fronted wall and base units, ceramic sink and drainer unit as set in laminate work surfaces, plumbing for washing machine, tiled splashbacks, wall mounted central heating boiler and a radiator.

LOUNGE/DINER (14'7" x 12'6" max) with electric fire in surround, understairs storage cupboard, radiator, and sliding doors to conservatory.

CONSERVATORY (11'4" x 7'3") of uPVC construction with patio doors opening to the rear garden.

STAIRCASE AND FIRST FLOOR LANDING with airing cupboard leading to:-

REAR DOUBLE BEDROOM (12'5" x 9'11" min) with mirror fronted fitted wardrobes and a radiator.

FRONT SINGLE BEDROOM (12'7" x 6' max) with a radiator.

BATHROOM with white suite comprising bath with shower over, washbasin and w.c, tiled splashbacks, extractor fan and a radiator.

OUTSIDE

Private lawned garden with shed and rear access. Use of communal gardens. Private driveway leading to two allocated parking spaces.

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.

TERMS

RENT: £650 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £750

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

EPC: This property has an Energy Performance Efficiency Rating Band TBC – Ordered.

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/>

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

LOCATION

To locate the property, leave the town centre via Leicester Road. Turn left at the roundabout onto Edendale Road and left again onto Tamar Road. Turn left onto Blyth Avenue and follow the road round passing the rear entrance to St Francis School on your left. The property is accessed just after the school gates via a private driveway, signposted New Dorian Lodge. There are two visitor parking spaces available when viewing the property.



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