



28 FREEBY CLOSE

MELTON MOWBRAY, LEICESTERSHIRE, LE13 1HN

£675 p.m.x.
Part Furnished

A fully modernised two bedroom semi-detached house situated in a cul de sac location on the edge of the town with views over open countryside. The property has gas-fired central heating and uPVC double glazing. The accommodation briefly comprises an entrance porch, lounge, high quality fitted kitchen, two double bedrooms, and modern bathroom. Outside there is an extensive driveway and gardens to front & rear.



Viewing is strictly by appointment with the agents.

Tel: 01664 410166

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Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Delightful open views



An extremely well-presented and modernised semi-detached house situated on the very edge of the town backing onto open fields with views for many miles. The property has gas-fired central heating, uPVC sealed unit double glazing, and a stylish fitted kitchen and bathroom. Outside there is a driveway providing off-road parking for up to three cars and there is a private rear garden with lawn and patio areas.

Viewing highly recommended

ACCOMMODATION

ENTRANCE HALL with window to front, entrance door, and tiled flooring.

LOUNGE with window to front, radiator, fire surround with electric heater, and open tread stairs to first floor.

DINING KITCHEN with a range of high gloss fronted wall and base units, stainless steel sink top as set in wood effect laminate work surfaces, fitted electric cooker with twin ovens and a ceramic hob, cooker hood above and glass splashback, stylish coloured acrylic splashbacks between worktops and wall cupboards, space for freestanding fridge freezer, space and plumbing for washing machine, cupboard housing Worcester gas central heating boiler, LED under cupboard lighting, LED ceiling lights, radiator, window to rear, French door to rear, and vinyl flooring.

STAIRCASE AND FIRST FLOOR LANDING with oak flooring and access to loft hatch, leading to:-

DOUBLE BEDROOM with window to front, radiator, fitted wardrobes with sliding mirror doors, and wall mounted tv point, socket and bracket.

DOUBLE BEDROOM with window to rear having superb views over open countryside, and a radiator.

BATHROOM with window to side, white suite comprising w.c., wash basin and bath with Triton electric shower above, tiled walls with contrasting border tile, chrome heated towel rail, LED downlights, vinyl flooring, and airing cupboard housing the hot water cylinder.

OUTSIDE

Low maintenance gravel front garden.

Driveway with space for 2 – 3 cars.

Gated side access to private rear garden with patio areas.

Two garden sheds.



GENERAL INFORMATION

MELTON MOWBRAY is a popular market town situated in north east Leicestershire close to the Vale of Belvoir and is world renowned for its food production with products such as Melton Pork Pies and Stilton Cheese and is known as the 'Rural Food Capital'. The town offers a good variety of services including a good range of schools, sports facilities, swimming pool, a diverse mixture of shopping, including many main supermarkets from Lidl to Sainsbury's. Melton has very good employment and is also convenient for travelling to Leicester, Nottingham, Loughborough, Oakham and Grantham, as well as being accessible to the A1 & M1. The town also has its own rail station giving access to Leicester, Birmingham and Peterborough.

TERMS

RENT:	£675 per calendar month, in advance, exclusive of rates and council tax.
DEPOSIT:	£775
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 C. 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 the town centre via Burton Street and continue over the railway bridge onto Burton Road. Take the left turn onto Baldocks Lane, and Freeby Close is the 6th turning on your left. Number 28 will be found on the right hand side.

SMALL 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 blinds only.

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