



32 KIPLING DRIVE
MELTON MOWBRAY, LE13 1LW

£1,195 Per month
Unfurnished

A well presented, modern and spacious FOUR BEDROOM three storey SEMI DETACHED property located on a quiet cul-de-sac off of Nottingham Road in Melton Mowbray. The property benefits from a wood burning stove, new carpets, Hive controlled gas central heating system, uPVC double glazing and a large master bedroom with ensuite.

In brief the property comprises of entrance hall, WC, kitchen/diner, lounge, four bedrooms, ensuite, bathroom, off street parking and a split level rear garden.

The property is ideally situated with good links to Nottingham and Loughborough and is located close to Melton Country Park and John Ferneley High School.

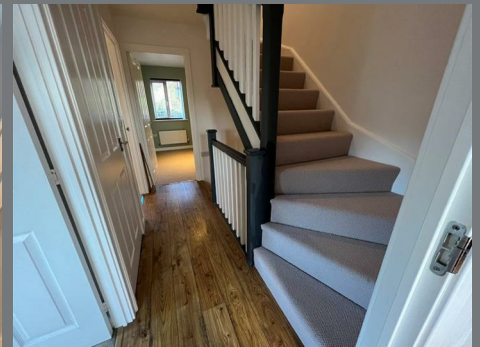
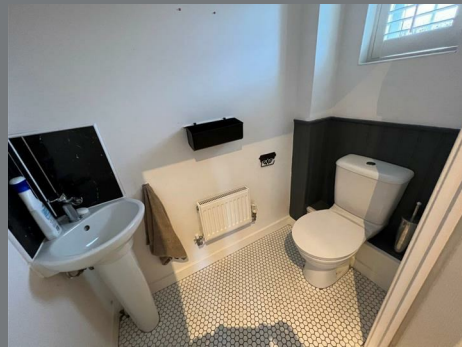
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

4 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a composite door with stairs to first floor landing, radiator, under stair cupboard, Hive thermostat, laminate flooring.

WC

With low flush WC, sink, radiator, window shutters and vinyl flooring.

KITCHEN/DINING ROOM (14.01 x 8.10 ft)

Comprising a range of grey eye and base level units, laminate work surfaces, integrated gas hob, integrated electric oven, extractor fan, space for fridge, space for washing machine, space for dishwasher, wall mounted gas boiler, ceiling pendant lighting, radiator, tiled splashbacks and flooring. There is also a bay window with space for dining table.

LOUNGE (12.01 x 16.02 ft)

A spacious lounge with laminate flooring, wood burning stove, two radiators, double doors to garden.

FIRST FLOOR LANDING

With airing cupboard housing hot water tank and stairs to third floor.

BEDROOM ONE (6.06 x 9.09 ft)

A single bedroom with radiator.

BEDROOM TWO (13.09 x 9.04 ft)

A double bedroom with freestanding wardrobe and radiator.

BEDROOM THREE (9.04 x 12.00 ft)

A double bedroom with radiator.

BATHROOM

A three piece suite comprising panelled bath with mixer tap and shower attachment, sink, low flush WC, radiator, engineered laminate flooring, tiled splashbacks and ceiling downlights.

BEDROOM FOUR (9.03 x 20.09 ft)

The principal master suite comprising of velux window, two radiators, inbuilt wardrobe, window shutters, eaves storage area and door to ensuite.

ENSUITE

With low flush WC, sink, shower enclosure with mixer shower, ceiling downlights, radiator, engineered laminate flooring.

OUTSIDE

To the front there is an ornamental garden with off street parking to the side. To the rear there is a split level garden with decking area, elevated lawn area enclosed by fencing. Timber garden shed (not to be maintained, disposed of or replaced by the landlord).

LOCATION

Exit Melton on Nottingham Road. Pass Tesco Express on your right and take the 2nd turning on your right into Kipling Drive. Bear left into Kipling Drive Cul-De-Sac and the property can be found at the end of the road on your right hand side.

TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS, CURTAINS, BLINDS AND SHUTTERS ONLY.

Council Tax : Melton Borough Council : Band D.

Deposit : £1,378

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Band C.

A SMALL NON SHEDDING DOG MAY BE CONSIDERED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

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/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).



TERMS

RENT:	£1,195 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,378
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
EPC:	This property has an Energy Performance Efficiency Rating Band C. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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