



**BARTLE MEAD MELTON ROAD** **£1,250 Per month**  
AB KETTLEBY, MELTON MOWBRAY, LE14 3JA **Unfurnished**

Bartle Mead is an immaculately presented two bedroom detached bungalow which offers views over the open Leicestershire countryside. In 2019 the property underwent a comprehensive scheme of renovation to a high standard which includes new a kitchen, bathroom, flooring, uPVC windows, oil central heating system and external landscaping. The property would ideally suit a mature professional couple looking for a secluded quiet location with good links to both Nottingham, the A46 and Melton.

In brief the property comprises of entrance hall, two bedrooms, kitchen/dining room, lounge, utility room, cloakroom, bathroom, mature gardens, driveway and single garaging.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
**[www.shoulers.co.uk](http://www.shoulers.co.uk)**



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

# 2 bedroom Bungalow - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL** (14'8" x 9'9") with an airing cupboard housing hot water tank, storage cupboard, radiator, loft hatch (not to be used), and limestone tiled flooring.

**LOUNGE** (19'4" x 13'1") with fire surround and woodburning stove on quarry tiled hearth, bay window, and a radiator.

**KITCHEN/DINER** (23'3 x 21'5") with a range of wall and base shaker style units, roll top laminate worksurfaces, ceramic inset sink, integrated dishwasher, integrated electric induction hob, integrated AEG double electric oven, stainless steel extractor fan, integrated fridge/freezer, radiator, tiled splashbacks and kamdene flooring. The dining area comprising two bay patio doors leading to patio area, and two radiators.

**UTILITY ROOM** with a range of wall and base units, stainless steel sink, space for washing machine, space for tumble drier (condensing only), floor mounted Worcester Bosch boiler, radiator, tiled splashbacks, kamdene flooring, door to pantry and door to patio area.

**CLOAKROOM** with white suite comprising wash basin and w.c., heated towel rail, tiled flooring and tiled splashbacks.

**DOUBLE BEDROOM** (11'1" x 9'11") with patio doors leading to garden, and a radiator.

**DOUBLE BEDROOM** (11'9" x 10'11") with a radiator.

**BATHROOM** with white suite comprising corner shower enclosure with mixer shower, w.c., freestanding bath with chrome mixer tap, and wash basin, heated towel rail, tiled splashbacks and tiled flooring.

**OUTSIDE** Private gravelled driveway and single garage. Lawned garden and patio area with oprn views. Please note that there is a public right of way on a footpath that runs parallel to the right hand side of the property.

### TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets, blinds and integrated appliances.

Council Tax : Melton Borough Council : Band D.

Deposit : £1,442

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

Services : Mains electricity, gas, water and drainage.

EPC : Band E.

STRICTLY NO PETS PERMITTED.

### LOCATION

To locate the property, take Nottingham Road A606 out of Melton town centre until you reach Ab Kettleby. The driveway for the property can be found on your left hand side just after the white house, and the bungalow will then be found at the end of the drive.

### 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

<b>RENT:</b>	£1,250 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,442
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band E. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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