



2 SAXELBY PARK ROAD
SAXELBY, MELTON MOWBRAY, LE14 3PN

£825 Per month
Unfurnished

A very spacious and well presented two bedroom period property located in the grounds of Saxelby Park near Melton Mowbray. The property benefits from partial timber double glazing, oil fired heating, wood burning stove, oil fired AGA and period features throughout.

The residence is nestled in the heart of the Leicestershire countryside offering stunning views and comprises of entrance hall, sitting room, breakfast kitchen, office/ downstairs bedroom three, two large double bedrooms upstairs, modern bathroom, paved courtyard garden to the rear and off street parking to the front.

The property is located within the grounds of Saxelby park forming part of the Saxelby Park estate. The property has good links to the A46 north and south and would suit a professional single occupant or couple looking for a quiet rural setting.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via a hardwood glazed door to entrance hall with wood effect vinyl flooring and downlight.

WC : With low flush WC, sink, radiator and light well to ceiling.

DOWNSTAIRS BEDROOM THREE/OFFICE : (11.06 x 9.04 ft) with radiator.

SITTING ROOM : A spacious room with inbuilt shelving, wood burning stove in wooden surround with yorkstone hearth and a radiator.

BREAKFAST KITCHEN : (12.01 x 14.01 ft) Comprising of a range of contemporary shaker style eye and base level units, laminate effect wooden worktops, integrated electric hob, integrated electric oven, stainless steel extractor fan, freestanding oil fired AGA, stainless steel sink, space for dishwasher, space for washing machine, space for fridge freezer, floor mounted oil fired boiler, timber door to back garden, tiled splashbacks and wood effect vinyl flooring and radiator.

CELLAR : A spacious cellar. (please note cellar is not watertight) therefore items stored are at the tenants own risk and the landlord and Shouler & Son will not be held responsible for loss or damage to any goods stored.

BEDROOM ONE : (16.02 x 14.04 ft) A double bedroom with double glazed window overlooking surrounding countryside, radiator and inbuilt wardrobe.

BEDROOM TWO : (14.01 x 14.02 ft) A double bedroom with ornamental fire, sink, radiator.

BATHROOM : A modern bathroom suite comprising of low flush WC, ceramic sink, panelled bath with mixer shower, airing cupboard housing immersion heater tank, tiled splashback, vinyl flooring and radiator.

OUTSIDE : To the front there is off road parking for 2 cars, to the rear there is an enclosed garden with large patio area, brick open fronted storage shed, oil tank.

LOCATION

To access the property, leave Melton via the A6006 Asfordby Road. Pass through Asfordby Hill and Asfordby Valley and turn right at the roundabout onto the bypass. Go along the bypass and turn right, signposted towards Saxelbye and Grimston. The turning for Saxelbye Park can be found on your left hand side, just after the turning for the village of Saxelbye itself. Go over the cattle grid and carry straight on up the hill turning right at the top. The property can be found in the converted block directly in front of you.

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).

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band C.

Deposit : £951

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

Services : Mains electricity and water. Private drainage. Any remaining oil must be purchased from the landlord at commencement of tenancy (circa 500 litres)

EPC : Rating D

A DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.



TERMS

RENT:	£825 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£951
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band D. 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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