



7 LEAH WAY

ASFORDBY, MELTON MOWBRAY, LE14 3XY

£995 Per month

Unfurnished

A fantastic opportunity to reside in this modern and spacious three bedroom semi detached property located off of the newly developed Station Lane estate on the outskirts of the sought after village of Asfordby. The property benefits from spacious internal accommodation, gas fired central heating, uPVC double glazing, ensuite and off street parking for 2 cars.

In brief the property comprises of entrance hall, WC, sitting room, kitchen/dining room, landing, three bedrooms, ensuite, family bathroom, rear and front gardens and off street parking to the front.

Asfordby has good links to Leicester via the A46 and also Loughborough. The property is conveniently located 4 miles from Melton and the village benefits from various local amenities to include an Indian restaurant, take aways, convenience stores, pharmacy and a local primary school.

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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL :

Entered via a composite front door with radiator, stairs to first floor landing, door to under stairs cupboard with router, Hive control thermostat and vinyl wood effect flooring.

KITCHEN/DINING ROOM :

(9.10 x 17.04 ft)

A contemporary fitted kitchen comprising of a range of cream shaker style eye and base level units, laminate wood effect worktops, integrated stainless extractor fan, integrated gas AEG hob, space for washing machine, stainless steel sink, integrated dishwasher (not to be maintained or replaced by landlord), integrated AEG electric oven, integrated fridge/freezer, John Lewis table and chairs (can be included within tenancy or removed at request prior to tenancy commencing), patio doors to garden, radiator, tiled splashbacks, ceiling downlights and ceramic tiled floor.

WC :

A large downstairs cloak/WC with low flush WC, ceramic sink pedestal, radiator, double doors to storage closet with gas fired combi boiler and wood effect vinyl flooring.

SITTING ROOM :

(16.05 x 11.06 ft)

A spacious sitting room with dual aspect windows, bay window and two radiators.

MASTER BEDROOM :

(14.05 x 16.05 ft)

A modern suite comprising panelled bath with acrylic shower screen with mixer shower over, ceramic sink pedestal, low flush WC, heated chrome towel rail, tiled splashbacks, ceiling spotlights and wood effect vinyl flooring.

ENSUITE :

Modern suite comprising low flush WC, ceramic sink, shower enclosure with mains mixer shower, heated chrome towel rail, tiled splashbacks, wood effect vinyl floor and ceiling spotlights.

MASTER BATHROOM :

A modern suite comprising panelled bath with acrylic shower screen with mixer shower over, ceramic sink pedestal, low flush WC, heated chrome towel rail, tiled splashbacks, ceiling spotlights and wood effect vinyl flooring.

BEDROOM TWO :

(10.09 x 7.01 ft)

A double bedroom with radiator and loft hatch.

BEDROOM THREE :

(8.10 x 5.05 ft)

A single bedroom with inbuilt wardrobes and radiator.

OUTSIDE :

To the front there is a driveway with parking for 2 cars, side gated access to rear and front lawned garden. To the rear there is a patio area, lawn, decking to far end with composite shed (not to be maintained or replaced by the landlord) all enclosed by fencing.

LOCATION

To locate the property take Asfordby Road out of Melton Mowbray passing through Asfordby Hill. At the roundabout take the 2nd exit into Asfordby Valley and then at the next roundabout take the second exit into Asfordby village. Follow this road and at the roundabout take the 2nd exit and continue through the village. Bear left onto Station Lane and then take the second turning on your right into Leah Way. The property can then be found 100 yards up this road on your left hand side.

TENANCY INFORMATION :

The Property Is UNFURNISHED to include carpets and blinds only. Kitchen table and chairs can be removed along with any artwork should the tenant require.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,148

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

Services : Mains electricity, gas, water and drainage.

EPC : Band B.

A SMALL 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.

DISCLAIMER :

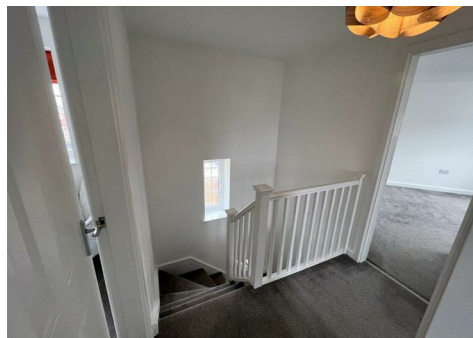
TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

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

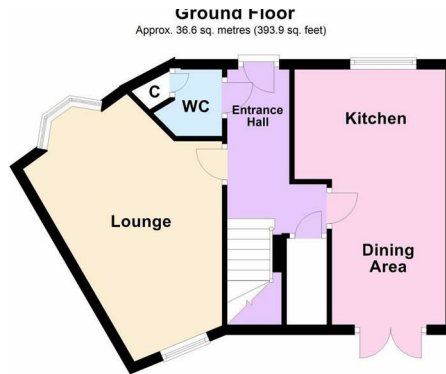
Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent



TERMS

- RENT:** £995 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £1,148
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band B
- EPC:** This property has an Energy Performance Efficiency Rating Band B.
Ref
A full copy of the EPC is available upon request or can be downloaded from: <https://www.gov.uk/find-energy-certificate>
- 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/>



Total area: approx. 73.0 sq. metres (785.4 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	