



## 11 PARK VIEW

ASFORDBY, MELTON MOWBRAY, LE14 3BS

## £975 Per month

Unfurnished

A well presented and spacious two bedroom semi-detached residence located in a quiet leafy cul-de-sac in the sought after village of Asfordby village overlooking the park.

The property benefits from gas fired heating, UPVC glazing and a modern kitchen and bathroom and comprises of porch, hall, cloakroom/w.c., fitted kitchen with integrated appliances, large lounge/dining room, 2 double bedrooms and bathroom. Driveway with parking for 2 cars, larger than average rear garden.

Asfordby is a well serviced village with several local amenities to include takeaways, Indian restaurant, pharmacy, convenience store, primary school and has good links to both Melton, Loughborough and Leicester.

\*BOOK NOW TO ARRANGE YOUR VIEWING\*

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 House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

**OPEN PORCH**  
with front door to:-

**HALL**  
with stairs to the First Floor and radiator.

**CLOAKROOM/W.C.**  
with window to the front, white suite comprising w.c. and wash basin and radiator.

**KITCHEN**  
with window to the front, well fitted with white fronted base and wall units, work surfaces, stainless steel sink top, gas hob, chimney-style hood, electric oven, integrated fridge freezer and dishwasher, plumbing and space for a washing machine, cupboard housing the combination central heating boiler, tiled floor.

**LOUNGE/DINING ROOM**  
with patio doors to the rear, two radiators, under-stairs cupboard and wood effect flooring.

**FIRST FLOOR LANDING**  
with radiator and Loft access.

**BEDROOM ONE**  
with window to the rear and radiator.

**BEDROOM TWO**  
with window to the front, radiator and built-in wardrobe.

**BATHROOM**  
with stylish white suite comprising w.c., wash basin and bath with shower over, screen and attractive tiling, heated towel rail and downlights.

**OUTSIDE**  
shared access driveway leading to off-road parking for two cars, lawn and gravel areas and path to Porch. Larger than average rear garden with gated side access, patio, lawn and decked patio to one corner.

**IMPORTANT TENANCY INFORMATION**  
The Property is UNFURNISHED to include carpets only.

**INTERNET** : ADSL and Fiber broadband available.

**Council Tax** : Melton Borough Council : Band B.

**Deposit** : £1,125

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

**Services** : Mains electricity, water, drainage and gas.

**VIEWINGS** : Strictly by appointment with Shouler & Son only.

**EPC** : B rating.

**PETS** : ONE SMALL DOG may be considered at the landlords discretion subject to an increased rent of £25 PCM and a damage rectification clause would be added to the agreement. We would also request the carpets are professionally cleaned prior to end of the tenancy with a pet solution to ensure they are free from any potential dander/fleas etc.

**START DATE** : This date is a provisional date that is subject to the relevant works being completed within the property, we cannot guarantee that the property will be available as of the specified date.

### 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. Then turn right into Park View. The property can then be found at the end of the road on your left.

### 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

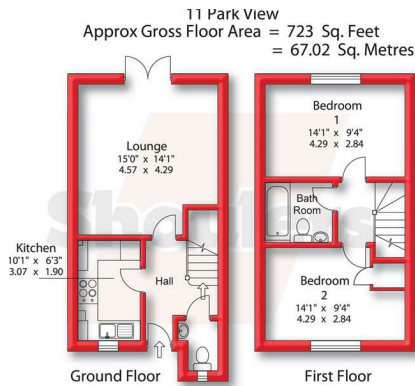
**REDRESS**: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>  
Client Money Protection

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



## TERMS

- RENT:** £975 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £1,125
- 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>
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For illustrative purposes only. Not to scale.  
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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			97
(92 plus) A			
(81-91) B		84	
(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	