



2 BURTON CLOSE

HARBY, MELTON MOWBRAY, LE14 4DF

Per month

£1,000 Per



LET PRIOR TO MARKETING - SIMILAR PROPERTIES REQUIRED FOR WAITING TENANTS

An immaculately presented three bedroom detached bungalow situated in the Vale of Belvoir. Occupying a quiet cul-de-sac location, this light and spacious property briefly comprises lounge, dining kitchen, utility room, three double bedrooms and bathroom. Outside there is a driveway leading to a single garage and generous sized gardens to both the front and rear. The accommodation benefits from gas-fired central heating and uPVC double glazing.



Bungalow - Detached

ACCOMMODATION

ENTRANCE PORCH

with uPVC door to front and tiled floor.

ENTRANCE HALL

with wood flooring, and a radiator.

LOUNGE

with wood flooring, open fire in tiled surround and a radiator.

FRONT DOUBLE BEDROOM

with wood flooring, fitted wardrobe and a radiator.

SIDE DOUBLE BEDROOM

with a radiator.

REAR DOUBLE BEDROOM

with fitted wardrobe and a radiator.

BATHROOM

with white suite comprising bath with shower over, wash basin and w.c., tiled walls and floor and a heated towel rail

DINING KITCHEN

with a range of modern wall and base units, laminate work surfaces, Lamona ceramic hob with electric oven under and extractor hood over, 1 ½ stainless steel and drainer unit, tiled floor and splashbacks, plumbing for a dishwasher, pantry and a radiator.

UTILITY ROOM

with modern base units, laminate worksurfaces, circular sink and drainer, plumbing for a washing machine, tiled floor and splashbacks, gas central heating boiler, door to garage and uPVC door to rear

OUTSIDE

Driveway leading to single garage with up and over-door.
Lawned gardens with patio.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: . xxx year lease from xxxx.

Current service charge is £xxxx per calendar month.

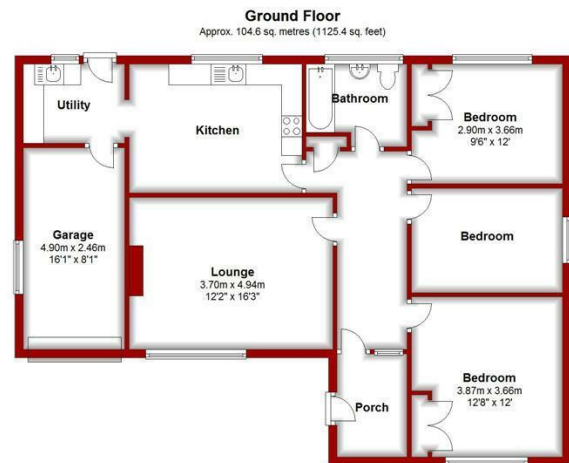
SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX:

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

LOCATION

Leave Melton via Scaford Road. Pass through the village of Scaford and continue straight on until you reach Eastwell crossroads. Turn left at the crossroads and continue down the hill towards the village of Harby. On entering the village, Burton Close is the first road on your right hand side and number 2 is the first property on your left.



Total area: approx. 104.6 sq. metres (1125.4 sq. feet)

County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	74
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	