



**57 KLONDYKE WAY**  
ASFORDBY, MELTON MOWBRAY, LE14 3TN

**£1,050 Per month**  
Unfurnished

A fantastic opportunity to reside within this THREE bedroom detached residence located in the popular village of Asfordby near Melton Mowbray. The property benefits from gas fired heating and uPVC double glazing. In brief the property comprises of entrance hall, WC, sitting room, kitchen, conservatory, three bedrooms and bathroom.

To the front there is a driveway with off street parking and to the rear there is a single garage and a lawned garden with patio area.

Asfordby is a well serviced village which benefits from various local amenities to include takeaways, convenience stores, restaurant, pharmacy and a local primary school.

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

# 3 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL :** Entered via a uPVC door with under stair cupboard, stairs to first floor landing, radiator.

**WC :** With low flush WC, heated towel rail, ceramic sink, tiled flooring.

**SITTING ROOM :** A large room with two radiators, gas fire in surround with quartz hearth and sliding doors to conservatory.

**CONSERVATORY :** This room has sliding uPVC doors to garden and a radiator.

**KITCHEN :** A modern kitchen comprising of a range of gloss cream eye and base level units with wood effect laminate work tops, washing machine (not to be maintained, disposed of or replaced by landlord), range oven, integrated fridge freezer, stainless steel extractor fan, tiled flooring and splashbacks, uPVC door to garden, ceiling downlights and radiator.

**LANDING :** With storage cupboard and radiator.

**BATHROOM :** A modern suite with low flush WC, ceramic sink, p-shape acrylic bath with electric shower over, travertine tiled flooring and walls.

**BEDROOM ONE :** A single bedroom with radiator, laminate flooring and inbuilt wardrobes.

**BEDROOM TWO :** A double bedroom with inbuilt wardrobes, radiator and laminate flooring.

**BEDROOM THREE :** A double bedroom with laminate flooring and radiator.

**OUTSIDE :** To the front there is a block paved driveway with parking for 2 cars, box hedging area. To the rear there is a brick built single garage, garden is mainly laid to lawn with patio area.

### 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).

### LOCATION

To locate the property take Asfordby Road out of Melton and proceed through Asfordby Hill, Valley and then enter the village of Asfordby. Proceed through Asfordby and over the roundabout turn left at the Junction signposted Station Lane. Proceed down Station Lane and take the first turning on your right into Klondyke Way and the property can be found on your right hand side.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets, curtains and blinds only.

Council Tax : Melton Borough Council . Band C.

Deposit : £1,211

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

Services : Mains electricity, gas, water and drainage.

EPC : D

A CAT OR SMALL/MEDIUM 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

<b>RENT:</b>	£1,050 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,211
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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