



1 BRIDLE CLOSE

MELTON MOWBRAY, LE13 0SW

£1,625 Per month
Unfurnished

A fantastic opportunity to reside in this modern and spacious FIVE bedroom detached property located on a sought after residential estate on the north side of Melton. The property has been tastefully modernised and updated to include a contemporary kitchen and bathrooms, uPVC double glazing and a downstairs office/study with ensuite shower room which was formally the double garage.

The property benefits from an ensuite to the master bedroom, gas fired central heating and a spacious rear garden.

In brief the property comprises of entrance hall, sitting room, dining room, conservatory, kitchen, utility room, WC, downstairs office/study/snug. To the first floor there are five bedrooms, master bathroom and further ensuite to master. There are 2 parking spaces to the front and a spacious rear garden with timber shed.

Bridle Close is a quiet cul-de-sac located on an estate to the North of Melton Mowbray which has great links to Nottingham, Leicester and A46.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

5 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALLWAY : Entered via a composite door to hallway with stairs to first floor landing, storage cupboard, wooden flooring and door to downstairs snug/office.

SNUG/OFFICE/RECEPTION THREE : (16.04 x 16.00 ft) A spacious room with under floor electric heating, laminate vinyl floor and door to shower room.

SHOWER ROOM : with shower enclosure with electric shower, low flush WC, ceramic sink in unit, tiled splashbacks and flooring.

SITTING ROOM : (11.09 x 16.01 ft) The principal sitting room has a large bay window, open archway to dining room, two radiators and wooden flooring.

DINING ROOM : (9.11 x 11.08 ft) with radiator, wood flooring and sliding patio doors to conservatory.

CONSERVATORY : A spacious room with wood floor, electric heater and uPVC door opening to patio.

WC : with low flush WC, ceramic sink over unit, chrome towel rail and vinyl flooring.

KITCHEN : (9.08 x 13.03 ft) a fully fitted modern kitchen comprising a range of eye and base level units, quartz worktops, large five burner integrated gas hob with extractor fan over, integrated electric dishwasher and oven, space for fridge, inset stainless steel sink.

UTILITY ROOM : A contemporary utility room with a range of eye and base level units, quartz worktops, wall mounted glow worm boiler, stainless steel sink, uPVC door to garden, space for washing machine and tumble drier and radiator.

LANDING : A spacious landing with airing cupboard housing the hot water storage heating tank. Loft hatch (not to be included within tenancy and not to be used for storage). Further storage cupboard.

BEDROOM ONE : (9.04 x 10.00 ft) A double bedroom with built in wardrobes and radiator.

BEDROOM TWO : (16.05 x 7.08 ft) A double bedroom with radiator.

BEDROOM THREE : (6.07 x 8.03 ft) A single bedroom with radiator.

MASTER BATHROOM : A modern suite comprising of low flush WC, sink over unit, panelled bath with mixer shower, tiled splashbacks and ceiling spotlights.

BEDROOM FOUR : (10.02 x 11.08 ft) A double bedroom with radiator.

BEDROOM FIVE : (12.08 x 11.02 ft) The master suite is a spacious double bedroom with inbuilt

wardrobes, radiator and door to ensuite.

ENSUITE : A three piece suite comprising of low flush WC, sink over unit, large shower enclosure with mixer shower, tiled splashbacks, chrome towel rail, ceiling downlights and vinyl flooring.

OUTSIDE : To the front there is a large tarmac driveway with ample parking for 2 cars, further parking can be found around the corner via on road parking. To the rear there is a very spacious patio area, elevated lawn area, composite decking area, timber shed. All enclosed by brick walling and fencing.

LOCATION

To locate the property take Nottingham Road out of Melton. Before you head out of Melton take the last turning on your left onto St Bartholomews Way and then take the 2nd turning on your left into Horseguards Way. Proceed down this road and then take the first turning on your right hand side into Bridle Close and the property can be found immediately on your right hand side.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtain poles only.

Council Tax : Melton Borough Council : Band E.

Deposit : £1,875

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

Services : Mains electricity, water, gas and drainage.

Internet : ADSL and Fibre Optic available.

EPC : D rating.

PETS : ONE 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.

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.



TERMS

RENT:	£1,625 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,875
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band E
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
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/



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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			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	