



3 WYFORDBY LANE
STAPLEFORD, MELTON MOWBRAY, LE14 2SH

£1,200 Per month
Part furnished

A rare opportunity to reside in a spacious THREE BEDROOM semi detached property located on the exclusive Stapleford Park Estate ideally situated for access to Melton and Oakham. The spacious cottage benefits from timber double glazing, oil fired heating, a single garage, outstanding countryside views and large gardens to the front and rear. *PETS CONSIDERED : AVAILABLE NOW*

The accommodation briefly comprises of an entrance hall, dining room, sitting room, kitchen, utility/WC, store room, three bedrooms, bathroom, large gardens to front and rear, single garage and off street parking.

The cottage is located in a quiet rural setting and is ideally situated inbetween Oakham and Melton Mowbray and would make ideal accomodation for a couple or family looking for a quiet secluded idyllic countryside location.

FLEXIBLY FURNISHED : Please note the furniture can stay however should a prospective tenant wish for any of it to be removed this can be arranged prior to commencement of the tenancy.

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

SUMMARY

ENTRANCE HALL : Entered via hardwood glazed door with stairs to first floor landing, under stair cupboard with fridge freezer (not to be maintained or replaced by landlord), coat storage and radiator.

SITTING ROOM : (15.03 x 13.04 ft) a spacious sitting room with stone built fire surround with granite hearth and mantle, radiator, glazed hardwood bookcase cabinet.

DINING ROOM : (9.08 x 11.10 ft) with radiator and wood effect vinyl flooring.

KITCHEN : (7.10 x 11.02 ft) A modern contemporary kitchen comprising a range of eye and base level units, wood effect laminate worktops, stainless steel sink, electric freestanding oven, extractor fan, white tiled splashbacks, wood effect vinyl flooring, radiator.

REAR ENTRANCE HALL : with hardwood door, radiator, coat hooks and further storage area.

WC/BOILER ROOM : with low flush WC, wood effect worktops, washing machine (not to be maintained or replaced by landlord), Grant oil fired boiler, ceramic sink, tiled splashbacks and wood effect vinyl flooring.

LANDING : with airing cupboard.

BEDROOM ONE : (9.07 x 8.05 ft) A double bedroom with built in wardrobe and radiator.

BEDROOM TWO : (13.03 x 9.11 ft) A double bedroom, radiator and inbuilt wardrobes.

BATHROOM : A three piece suite with ceramic sink, low flush WC, panelled bath with shower attachment, marble effect ceramic tiles, radiator and wood effect vinyl flooring.

BEDROOM THREE : (6.09 x 11.01 ft) a double bedroom with radiator.

OUTSIDE : Spacious lawned gardens to the front and rear with raised gravelled seating area. Single garage. Off road parking for several vehicles.

IMPORTANT TENANCY INFORMATION

The Property is **FLEXIBLY FURNISHED** (furniture as requested can be removed prior to commencement of tenancy).

INTERNET : Buckminster Broadband. (Satellite)

Council Tax : Melton Borough Council : Band C.

Deposit : £1,384

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

Services : Mains electricity, water. Private drainage, Oil fired heating (any remaining oil must be purchased at the start of the tenancy).

EPC : D rating.

DOGS ARE PERMITTED AT THE LANDLORDS DISCRETION (SUBJECT TO £25 PCM MORE ON THE RENT).

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/>

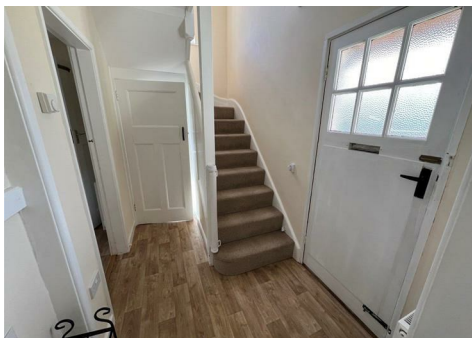
Client Money Protection

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

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

LOCATION

To locate the property turn into Wyfordby Lane opposite the entrance to Stapleford Park. Turn immediately right into a private driveway and the property can be found on your right hand side.



TERMS

RENT:	£1,200 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,384
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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
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