



19 MERE LANE
QUENIBOROUGH, LE7 3DE

£1,250 Per month
Unfurnished

A rare opportunity to reside in this newly built three bedroom detached house located at the end of a quiet residential road in the sought after village of Queniborough. The property benefits from a high level of finish to include a newly fitted kitchen with built in appliances, two bathrooms, uPVC double glazing, gas fired heating and a south facing rear garden. There is also a spacious rear garden looking over paddock land and off street parking to the front.

The energy efficient property comprises of entrance hallway, sitting room, two downstairs bedrooms (one of which has ensuite), breakfast kitchen, separate WC, stairwell with airing cupboard and to the first floor there is the principal bedroom with ensuite. Outside there are 2 dedicated parking spaces on a shared driveway and to the rear a spacious garden mainly laid to lawn.



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 - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : entered via uPVC composite door with radiator, under stair storage cupboard and door to breakfast kitchen.

BREAKFAST KITCHEN : (9.02 x 13.06 ft) a modern newly fitted kitchen comprising a range of eye and base level units, laminate worktops, stainless steel sink, composite door to garden. Integrated fridge freezer, integrated Lamona electric oven and gas hob with integrated extractor fan, there is a space for a washing machine, box bay window, ceiling spotlights, radiator, under counter lighting, marble effect tiled splashbacks and a wood effect tiled floor.

BEDROOM ONE : (12.00 x 10.01 ft) a downstairs double bedroom with radiator and door to ensuite.

ENSUITE : comprising of low flush WC, ceramic sink with mirror chrome towel rail, shower enclosure with mixer shower, ceiling spotlights, aquaboard splashback and wood effect tiled flooring.

WC : with low flush WC, sink pedestal, marble effect tiled splashbacks, wood effect tiled flooring.

LOUNGE : (17.01 x 11.05 ft) a spacious room entered via double doors, two radiators, two chandelier light fittings and wall lights, uPVC composite doors opening to the garden.

BEDROOM TWO / DINING ROOM : (8.05 x 10.03 ft) a downstairs double bedroom with radiator. This room could also be utilised as the dining room if required.

STAIRWELL : a winder staircase with door to airing cupboard housing the Worcester Bosch gas fired boiler and hot water cylinder.

BEDROOM THREE : (15.10 x 17.05 ft) the principal first floor bedroom suite is a spacious room with velux windows, two radiators and door to ensuite.

ENSUITE : comprising of low flush WC, ceramic sink, chrome towel rail, bath with screen and mixer shower with rainfall head, velux window, ceiling spotlights, aquaboard splashback and wood effect tiled floor.

OUTSIDE : Approached by a shared tarmac driveway the property has two parallel parking spaces directly in front of the property. The adjacent spaces next to these are for the exclusive use of the residents of 15 and 17 Mere Lane. The rear garden is mainly laid to lawn overlooking paddock land with spacious patio.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Charnwood Borough Council : Band C (TO BE CONFIRMED)

Deposit : £1,442

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

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, gas, water and drainage.

EPC : C rating. (TBC)

STRICTLY NO PETS PERMITTED.

Parking is not permitted in the turning bay and horses must not be fed in the paddock. Wi-Fi will require setting up by the tenant liaising with the landlord. The security lights are powered by 19 Mere Lane.

LOCATION

To locate the property head through Queniborough take the first turning on your right after The Britannia public house. Proceed down Mere Lane and then turn right after the row of terraces and the property can be found at the end of the driveway.

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

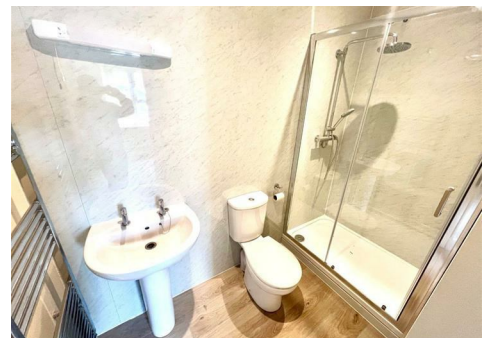
During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

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:	£1,250 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,442
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band C. 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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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.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		78	88
(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	