



2A PARNHAM CLOSE
NETHER BROUGHTON, LE14 3HF

£1,695 Per month
Unfurnished

Rivendell in Nether Broughton offers a rare opportunity to reside in this completely renovated and extended FOUR bedroom detached property situated in the heart of this sought after village.

The property is located in a quiet cul-de-sac location and benefits from new fixtures and fittings throughout, new windows, flooring, decor kitchen and bathroom. The property also benefits from gas fired central heating, a snug and an open plan kitchen dining room.

The property comprises of entrance hall, snug/office, sitting room, kitchen/dining room, WC, four bedrooms, ensuite, family bathroom, large driveway and a lawned rear garden. (front and rear to be seeded prior to commencement of the tenancy by the client).

Nether Broughton is a thriving village located close to Old Dalby and has good links to both Nottingham, Melton, Leicester and Loughborough via the A46.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

4 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

Entrance Hall : Entrance via composite door, window to side, archway to the inner hall.

Snug/Office : (11.07 x 10.07 ft) With window to the front.

Inner Hall : With staircase leading up to the first floor landing.

Lounge : (12.11 x 17.00 ft) A dual aspect room with a window to front, glazed french doors to rear and there is an ornamental open fire recess. (not to be used as not servicable).

WC : A two piece suite to comprise: Low flush WC and a wall mounted wash hand basin with tiled splash backs.

Kitchen Dining Room : (18.10 x 13.10 ft) A spacious room with a window to front, a window and glazed doors to rear and a range of eye and base level units with a oak breakfast bar, oak work surfaces, tiled splash backs and under unit lighting. There is a sink drainer unit, an integrated oven, grill, induction hob with a stainless steel extractor fan hood, integrated microwave, integrated dish washer and washing machine, ceiling down lights, three built in cupboards one of which houses a newly fitted and wall mounted 'Vaillant' boiler.

First Floor Landing : With window to front.

Bedroom One : (10.07 x 7.06 ft) A double bedroom with a window to rear.

Bedroom Two : (13.06 x 9.02 ft) A double bedroom with a window to rear and a built in cupboard.

Bedroom Three : 10.05 x 12.01 ft) The master double bedroom with a window to front and ensuite.

En-Suite Shower Room : A newly fit suite with frosted window to rear and a three piece suite to comprise: Low flush WC, vanity unit wash hand basin with an eye level cabinet and there is an independent shower cubicle, tiled splash backs, ceiling down lights and an extractor fan.

Bedroom Four : (10.06 x 11.06 ft) A double bedroom with a window to front.

Family Bathroom : Newly fit suite with frosted window to front and a four piece suite to comprise: Low flush WC, vanity unit wash hand basin, independent shower cubicle and a panelled bath with a shower hose, tiled splash backs, heated towel rail, ceiling down lights and an extractor fan.

Garage: Automatic roll up door and door to the rear garden.

Outside : A tarmac drive for several cars and lawned area (to be seeded), gated access to either side of the property to a south westerly rear garden which is mainly laid to lawn (to be seeded) with an extensive patio area.

LOCATION

Proceed out of Melton Mowbray along the A606 for approximately 2 miles passing through the village of Ab Kettleby, proceed for a further two miles, before Nether Broughton turn left into Broughton Lodges at the bottom of Broughton Hill and proceed for approximately one mile. On entering Nether Broughton proceed for approximately 1/4 a mile and then turn right into Hecadeck Lane and take the first right turn into Pamham Close and the property is on the right.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band D.

Deposit : £1,995

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

Services : Mains electricity, gas, water and drainage.

EPC : Band C.

INTERNET : ADSL AND Fibre Optic.

PETS : A small dog may be permitted at the landlords discretion subject to an extra £25 PCM on the rent A professional carpet cleaning clause and damage rectification clause will be added to the 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.

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



TERMS

RENT:	£1,695 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,955
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
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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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		72	83
(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	