



43 MAIN STREET
QUENIBOROUGH, LEICESTER, LE7 3DB

£650 Per month
Unfurnished

A well-presented TWO BEDROOM end of terrace cottage situated in the heart of the popular village of Queniborough near Leicester.

The property benefits from gas fired central heating and uPVC double glazing and the accommodation briefly comprises of a kitchen diner, lounge with beamed ceiling and to the first floor two bedrooms and bathroom.

Outside there is a shared lawned garden area to the rear with an outbuilding. The property would ideally suit a single professional person or couple looking for a village location close to Leicester.

Queniborough is a well serviced village conveniently located close to the A46. Leicester and Melton.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - End Terrace



Viewing Highly Recommended

ACCOMMODATION

LOUNGE

10'10" x 10'2"

with beamed ceiling, built-in cupboard and a radiator.

DINING KITCHEN

13'7" x 8'8"

A fully fitted kitchen with a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, electric cooker point, wall mounted gas-fired combi boiler, ceramic tiled floor, and a radiator.

STAIRCASE TO FIRST FLOOR LANDING

leading to:-

FRONT DOUBLE BEDROOM

10'5" x 10'

with a radiator.

REAR SINGLE BEDROOM

9'1" x 8'2"

with a radiator.

BATHROOM

5'8" x 5'5"

with white suite comprising a panelled bath, wash basin, w.c. and a radiator.

OUTSIDE

Shared rear garden with use of the left hand side lawned area and a brick built storehouse.

LOCATION

To locate the property, take the A607 Leicester Road out of Melton Mowbray. After passing the Rearsby Bypass, take the first exit from the roundabout at the end of the Syston Bypass. At the next crossroads, turn left and the property is located on your right hand side, just before the public house.

OTHER INFORMATION

TERM : A 12 month assured shorthold tenancy is offered.

SERVICES : Mains electricity, gas, water and drainage.

Deposit : £750.

COUNCIL TAX : Charwood Borough Council : Band A.

EPC RATING : D.

STRICTLY NO PETS PERMITTED.

Please note that this property is to be let UNFURNISHED which generally means carpets and some blinds only.

Internet : ADSL and Fibre available.

Viewings : Strictly by appointment with Shouler & Son.

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.



TERMS

RENT:	£650 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£750
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band . 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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Melton Mowbray, Leicestershire LE13 1QF

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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			
(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	