



15 GAMBLE DRIVE  
MELTON MOWBRAY, LE13 0XP

£1,350 Per month  
Unfurnished

A well presented and spacious THREE bedroom DETACHED modern family home located in a quiet cul-de-sac location on a popular estate off of Leicester Road in Melton Mowbray.

The property benefits from uPVC double glazing, gas fired heating, ensuite bathroom, single garage, modern fixtures and fitting and also overlooks a green space to the front.

In brief the property comprises of entrance hall, cloakroom, sitting room, breakfast kitchen with 2 large storage cupboards, utility room and upstairs there are three double bedrooms, ensuite, family bathroom and outside there is a driveway with tandem parking for 2 cars, semi detached single garage and a rear garden with patio area.

The property would ideally suit a professional individual/couple or family looking for a modern home situated on the outskirts of town with good road links to both Leicester and the A46.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 3 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

Entrance Hall : entered via a composite door to hallway with stairs to first floor landing, radiator, kamdean flooring and door to sitting room.

WC : with flow flush WC, sink, radiator and tiled splashbacks.

Sitting Room : (11.04 x 12.01 ft) with radiator and three windows.

KITCHEN/DINING ROOM : a fully fitted kitchen with space for dining table, radiator, double patio doors opening to garden, two large storage cupboards and the kitchen consists of a range of anthracite eye and base level units, laminate wood effect worktops, stainless steel sink, integrated dishwasher, integrated gas hob, stainless steel extractor fan and splashback, integrated electric oven, integrated fridge/freezer, ceiling spotlights and kamdean flooring.

UTILITY ROOM : with composite door to garden, anthracite base level units and wood effect laminate worktops, stainless steel sink, washing machine (not to be maintained or replaced by landlord), wall mounted gas fired combi boiler.

LANDING : with loft hatch and storage cupboard.

BEDROOM ONE : (10.04 x 11.03 ft) double bedroom overlooking greenspace to front, with radiator and door to ensuite.

ENSUITE : comprising of shower, low flush WC, ceramic sink, slate effect splashbacks, ceiling downlights and vinyl flooring.

BEDROOM TWO : (9.01 x 10.08 ft) a double bedroom with radiator.

BEDROOM THREE : (8.10 x 8.11 ft) a smaller double bedroom with radiator.

BATHROOM : a modern three piece suite comprising bath with electric shower, sink, low flush WC, tiled splashbacks, radiator and tile effect vinyl flooring.

OUTSIDE : a driveway with parking for 2 cars, single garage with power and light, rear garden mainly laid to lawn with patio area.

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band D

Deposit : £1,557

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

Services : Mains electricity, water, drainage and gas.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : B rating.

PETS : Strictly no pets permitted.

### 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 Â£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

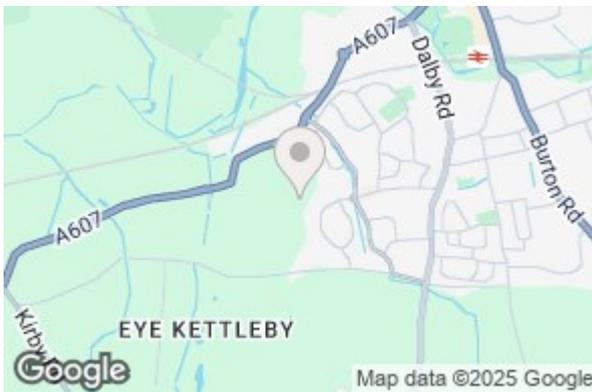
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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

<b>RENT:</b>	£1,350 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,557
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band B. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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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) <b>A</b>		84	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	