



2 OLD GUADALOUPE COTTAGE £895 Per month

EYE KETTLEBY, LE14 2TS

Unfurnished

A spacious and recently refurbished two bedroom semi-detached bungalow located on a quiet country lane on the outskirts of Melton Mowbray overlooking arable farmland.

The property has recently undergone refurbishment to include new flooring throughout, a newly fit kitchen and new decoration. The property also has gas fired central heating and uPVC double glazing throughout.

Comprising of entrance porch, entrance hallway, kitchen, sitting room, two double bedrooms, bathroom, utility room and a large garden to the front and a garden to the rear with views over open countryside.

The property would ideally suit a professional or retired individual or couple looking for a quiet rural location that enjoy gardening and a countryside location.

The property is ideally situated close to the A607 which provides good road links to Melton and Leicester.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Bungalow - Semi Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE PORCH : Entered via a uPVC door to porch with tiled floor and hardwood glazed door to the entrance porch.

ENTRANCE HALLWAY : With radiator and storage cupboard housing the Worcester Bosch gas fired combi boiler.

KITCHEN : (9.04 x 8.00 ft) A newly fitted kitchen comprising a range of eye and base level units, wood effect worktops, electric oven, stainless steel sink, electric hob, space for under counter fridge freezer, newly tiled walls, radiator, window overlooking garden, tiled flooring and hardwood glazed door to utility room.

UTILITY ROOM : With a radiator, tiled floor, space for washing machine and uPVC door to garden.

SITTING ROOM : (19.07 x 12.05 ft) a large room with radiator, brick fire place with electric stove and double uPVC doors to garden.

BEDROOM ONE (Rear Facing) : (11.07 x 10.11 ft) a double bedroom with radiator.

BEDROOM TWO (Front Facing) : (8.11 x 8.06 ft) a double bedroom with radiator.

BATHROOM : Comprising of a three piece suite, newly fitted low flush WC, chrome heated towel rail, ceramic sink, panelled bath with screen and electric shower, tiled splashbacks and flooring.

OUTSIDE : There is a large mature garden to the front mainly laid to lawn with gravelled driveway with parking for several cars. A double garage with power and light (please note that only one door opens and the other side will not open from the front so a car cannot be parked in one bay). To the rear there is a lawn with patio area overlooking open fields.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and blinds only.

Council Tax : Melton Borough Council : Band A

Deposit : £1,032

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

Services : Mains electricity, gas, water and shared private drainage.

EPC : Band D

Strictly no pets permitted due to location near to working farm.

Internet : ADSL broadband available.

Viewings : Strictly by appointment with Shouler & Son.

LOCATION

To locate the property, take the B6047 Dalby Road out of Melton. Turn right into Kirby Lane, just as you leave Melton. The property is located about half a mile along the lane on the left hand side and is the second property you come to.

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:	£895 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,032
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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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