6 HUNTERS RISE

KIRBY BELLARS, MELTON MOWBRAY, LE14 2DT

£1,325 Per month

Unfurnished

A rare opportunity to reside in this very well presented and spacious three bedroom detached bungalow located in a quiet cul-de-sac in the highly regarded village of Kirby Bellars near Melton Mowbray. The property benefits from an open plan living area with modern kitchen and bathroom, gas fired central heating, uPVC double glazing, wood burning stove and a landscaped mature rear garden.

In brief the property comprises of kitchen, open plan sitting room/dining room, three bedrooms one with ensuite, master bathroom, small office and a garden room.

Kirby Bellars is ideally situated close to Melton Mowbray with good links to Leicester via the A607. Kirby Bellars also benefits from a renowned public house 'The Flying Childers' which is located a short walk away from the property.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

3 bedroom Bungalow - Detached

Viewing Highly Recommended

ACCOMMODATION

KITCHEN (16.02 x 8.00 ft)
A modern fitted kitchen comprising of a range of eye and base level units, granite effect work surfaces, tiled splashbacks, freestanding electric range oven (with induction hob), freestanding fridge/freezer, microwave, freestanding dishwasher, inset ceramic double sink with mixer tap, composite stable door to driveway, electric plinth heater and ceiling downlights. (Dishwasher not to be maintained or replaced by landlord).

SITTING/DINING ROOM (19.04 x 26.02 ft)
An open plan spacious room with wood burning stove, three radiators, sliding doors to garden room.

FRONT HALL/OFFICE (8.02 x 6.01 ft)
A small office with composite door to front garden, radiator and range of inbuilt wooden units.

GARDEN ROOM/CONSERVATORY (9.04 x 8.07 ft)
With radiator, sliding uPVC doors to garden and cupboard with washer/drier (washer not to be maintained or replaced by landlord).

MASTER BEDROOM (27.06 x 13.01 ft)
A large master bedroom suite with electric storage heater, patio doors overlooking garden, ceiling downlights, bank of wardrobes.

ENSUITE
With low flush WC, wall mounted chrome towel rail, P-Shaped bath with screen with shower over with rainfall head, ceramic sink built into vanity unit, ceiling downlights and tiled splashbacks and flooring.

INTERNAL HALLWAY
Small internal hallway with loft access housing the gas fired boiler.

BEDROOM TWO (10.00 x 9.03 ft)
A double bedroom with radiator and inbuilt wardrobes.

BEDROOM THREE (8.09 x 9.03 ft)
A double bedroom with inbuilt wardrobes and radiator.

MASTER BATHROOM
A modern suite comprising low flush WC, wall mounted chrome towel rail, ceramic sink built into unit, corner bath with electric shower over, ceiling downlights, tiled walls and flooring.

OUTSIDE
To the front of the property there is a lawned garden with beds of mature shrubs and off street parking via a block paved driveway for several cars.

To the rear of the property there is a spacious and well planted south facing mature garden with patio area, beds of mature shrubs, raised beds, elevated pond (no fish present), small ornamental gravelled area, timber garden shed (not to be maintained or replaced by landlord), small concrete insulated workshop/shed with power and light connected.

LOCATION
To locate the property take the A606 out of Melton towards Leicester. When enterting Kirby Bellars take the second turning on your right into Main Street and then take the second turning on your right into Hunters Rise. The property can then be found at the end of the road on your right hand side.

IMPORTANT TENANCY INFORMATION
The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council : Band E.

Deposit : £1,528

Term : An assured periodic tenancy is offered .

Services : Mains electricity, gas, water and drainage.

EPC : D.

INTERNET : ADSL and Fibre broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : NA

Accessibility: One level to ground floor.

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.
Permitted payments
Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)
Holding Deposit: 1 weeks rent
Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

TERMS

RENT:	£1,325 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,528
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band E
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
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/

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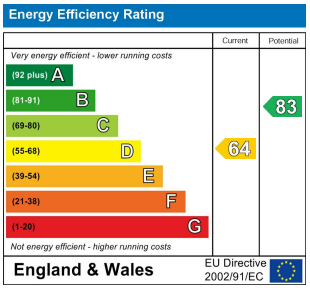
EPC: This property has an Energy Performance Rating. A copy is available upon request.



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