



**28 FREEBY CLOSE**  
MELTON MOWBRAY, LE13 1HN

**£875 Per month**  
Unfurnished

A modernised and well presented two bedroom semi-detached house situated within a quiet cul de sac location on the edge of the town with views over open countryside to the rear.

The property benefits from gas-fired central heating, uPVC double glazing throughout and a modern kitchen and bathroom. The accommodation briefly comprises of an entrance porch, lounge, fitted kitchen, two double bedrooms, and modern bathroom. Outside there is an extensive driveway and gardens to front & rear with views over open fields behind.

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

# 2 bedroom House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL** with window to front, entrance door, and tiled flooring.

**LOUNGE** with window to front, radiator, fire surround with electric heater, and open tread stairs to first floor.

**DINING KITCHEN** with a range of high gloss fronted wall and base units, stainless steel sink top as set in wood effect laminate work surfaces, fitted electric cooker with twin ovens and a ceramic hob, cooker hood above and glass splashback, stylish coloured acrylic splashbacks between worktops and wall cupboards, space for freestanding fridge freezer, space and plumbing for washing machine, cupboard housing Worcester gas central heating boiler, LED under cupboard lighting, LED ceiling lights, radiator, window to rear, French door to rear, and vinyl flooring.

**STAIRCASE AND FIRST FLOOR LANDING** with oak flooring and access to loft hatch, leading to:-

**DOUBLE BEDROOM** with window to front, radiator, fitted wardrobes with sliding mirror doors, and wall mounted tv point, socket and bracket.

**DOUBLE BEDROOM** with window to rear having superb views over open countryside, and a radiator.

**BATHROOM** with window to side, white suite comprising w.c., wash basin and bath with Triton electric shower above, tiled walls with contrasting border tile, chrome heated towel rail, LED downlights, vinyl flooring, and airing cupboard housing the hot water cylinder.

**OUTSIDE** Low maintenance gravel front garden. Driveway with space for 2 – 3 cars. Gated side access to private rear garden with patio areas. One garden shed.

### IMPORTANT TENANCY INFORMATION

The Property Is **UNFURNISHED** to include some blinds only.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,009

Term : A assured periodic tenancy will be offered from the 1st May 2026 onwards.

Services : Mains electricity, gas, water and drainage.

EPC : Band C.

A **SMALL to MEDIUM PET IS CONSIDERED** at the discretion of the landlord.

**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** : None to report. Please refer to [www.melton.gov.uk/planning](http://www.melton.gov.uk/planning)

**Accessibility**: Stairs to first 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)**

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

**During the tenancy (payable to the provider) if permitted and applicable**

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.



## TERMS

<b>RENT:</b>	£875 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,009
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</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>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(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			
England & Wales		EU Directive 2002/91/EC	