

33 SARSON CLOSE

ASFORDBY, MELTON MOWBRAY, LE14 3UG

£1,100 PCM

2 Bedroom Detached Bungalow

A rare opportunity to reside in this spacious detached riverside bungalow located in a quiet cul-de-sac location in the sought after village of Asfordby near Melton Mowbray.

The bungalow offers a stunning location backing onto the river Wreake and benefits from a sizeable mature rear garden, fitted kitchen, modern bathroom, gas central heating via a back boiler and uPVC double glazing.

The property comprises of entrance hall, kitchen/dining room, conservatory, two double bedrooms, large lounge, single garage, garden to rear and off street parking for several cars to the front.

The village of Asfordby is well serviced with local amenities to include take aways, convenience store, pharmacy and primary school. The village also had great links to Leicester and Loughborough via the A46 and is situated only 4 miles from Melton Mowbray.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

EST. 1846

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RESIDENTIAL | RURAL | COMMERCIAL

Riverside Location









Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL
Entered via a porch with further door to entrance hall with radiator, loft hatch (loft not to be used and not included within tenancy) and door to airing cupboard housing immersion heater.

LOUNGE (8.09 x 21.01 ft)
A large spacious lounge with gas fire housing the back boiler built into brick surround with timber mantle, uPVC sliding doors to conservatory.

CONSERVATORY
A uPVC conservatory with door to garden.

KITCHEN/DINING ROOM (26.08 x 7.04 ft)
A modern fitted kitchen with a range of eye and base dove grey units, wood effect laminate work surfaces, stainless steel sink with mixer tap, integrated gas hob, integrated electric oven, space for undercounter fridge, radiator, tiled splashbacks, wood effect vinyl flooring and space for a dining table.

UTILITY ROOM
With a range of eye and base level units, wood effect laminate work surfaces, radiator, uPVC door to garden, tiled walls, space for washing machine and wood effect vinyl flooring.

SINGLE GARAGE
With power and light connected.

BEDROOM ONE (13.08 x 8.10 ft)
A double bedroom with inbuilt wardrobes and radiator.

BEDROOM TWO (9.00 x 9.11 ft)
A double bedroom with built in wardrobes and radiator.

BATHROOM
A modern three piece suite comprising a bath with screen and electric shower over, sink set into unit with cupboard below, low flush WC with concealed cistern, radiator, fully tiled walls and tile effect vinyl flooring.

OUTSIDE
To the front the property offers several spaces for off-road parking to the driveway and gravelled area.
To the rear the property offers a very spacious mature two level rear garden with a patio area, well planted borders, a large lawn, two timber garden sheds and greenhouse (not to be maintained, disposed of or replaced by the landlord). The lower part of the garden backs onto the river wreake offering superb views.
NOTE : The lower garden is not dog secure due to the hedges however the top garden is secure.

LOCATION
To locate the property take the A6006 out of Melton Mowbray and proceed through Asfordby Hill. Take the 2nd exit over the roundabout and proceed through Asfordby Valley. At the roundabout take the 1st exit into Asfordby and then take the first turning on your left into Sarson Close. Follow the road around and the bungalow can be found on your left hand side.

IMPORTANT TENANCY INFORMATION
GARDENING : The tenant is responsible for ensuring the garden is kept maintained and in good order throughout the tenancy.

COUNCIL TAX : Melton Council Band C.

UNFURNISHED : To include carpets, some blinds and some curtain poles only.

EPC RATING : E.

SERVICES : Mains Gas, Electric, Water and Drainage.

DEPOSIT : £1,269

HOLDING DEPOSIT : Equivalent of one weeks rent.

INTERNET : ADSL and Fibre optic.

Viewings : Strictly by appointment with Shouler & Son .

Holding Deposit : Equivalent of one weeks rent inc VAT.

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Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. Please refer to www.melton.gov.uk/planning

Accessibility: All on ground floor.

Construction: Brick under tile roof.



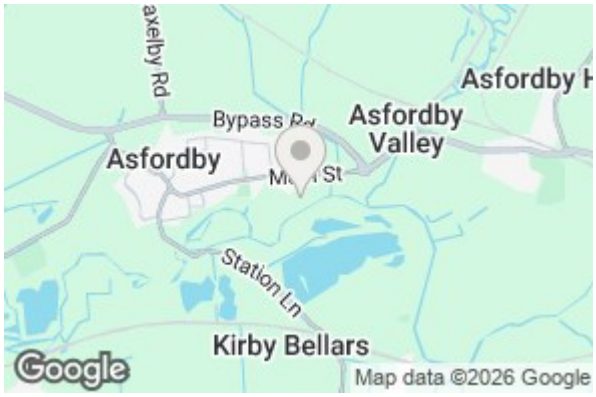




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TERMS

RENT:	£1,100 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,269
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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/

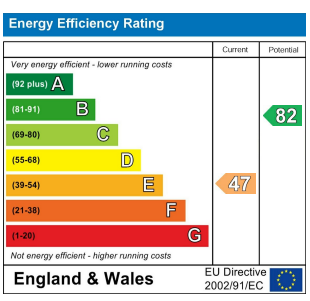


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EPC: This property has an Energy Performance Rating. A copy is available upon request.



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