



**9 LEAH WAY**  
ASFORDBY, MELTON MOWBRAY, LE14 3XY

**£1,100 Per month**  
Unfurnished

A fantastic opportunity to reside in this spacious THREE bedroom semi detached property located in the popular village of Asfordby. The property benefits from an esuite bathroom to the master bedroom, uPVC double glazing, gas fired heating and a modern kitchen and bathroom.

In brief the property comprises of entrance hall, WC, sitting room, kitchen/dining room, three bedrooms, master bathroom, ensuite, off street parking for 2 cars and an enclosed rear garden.

Asfordby is a popular village with good local amenities to include restaurant, take aways, convenience store, primary school and chemist.

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 - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL : Entered via a composite uPVC door with stairs to first floor landing, under stair cupboard, radiator and Karndean flooring.

WC : With low flush WC, ceramic sink pedestal, cupboard housing wall mounted gas fired combi boiler, radiator and Karndean flooring.

SITTING ROOM : (11.06 x 16.05 ft) A spacious sitting room with bay window, 2 radiators, Karndean flooring, faux panelled wall.

KITCHEN/DINING ROOM : (16.03 x 7.04 ft) A contemporary fitted kitchen with a range of shaker style eye and base level units, wood effect laminate work surfaces, stainless steel sink, integrated electric oven, integrated dishwasher (not to be maintained, disposed of or replaced by landlord), space for washing machine and fridge, integrated gas hob, stainless steel extractor fan, ceiling spotlights, tiled floor and uPVC double door opening out to patio.

BEDROOM ONE : (13.08 ft x 16.05 ft) A spacious double bedroom with two radiators, faux panelled wall and door to storage closet and ensuite.

ENSUITE : A modern suite comprising of low flush WC, ceramic sink pedestal, chrome towel rail, shower enclosure with mixer shower, ceiling spotlights, tiled splashbacks and vinyl flooring.

BATHROOM : A contemporary bathroom with suite comprising of low flush WC, ceramic sink pedestal, chrome towel rail, panelled bath with screen and mixer shower over, ceiling spotlights, tiled splashbacks and tile effect vinyl flooring.

BEDROOM TWO : (7.01 x 10.09 ft) A double bedroom with radiator.

BEDROOM THREE : (7.05 x 8.09 ft) A single bedroom with radiator.

OUTSIDE : To the rear there is a patio area, lawn with mature beds, timber decking area with timber shed (not to be maintained, disposed of or replaced by landlord). To the front there is a driveway with off street parking for 2 cars.

### LOCATION

To locate the property take Asfordby Road out of Melton Mowbray passing through Asfordby Hill. At the roundabout take the 2nd exit into Asfordby Valley and then at the next roundabout take the second exit into Asfordby village. Follow this road and at the roundabout take the 2nd exit and continue through the village. Bear left onto Station Lane and then take the second turning on your right into Leah Way. The property can then be found 100 yards up this road on your left hand side.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Melton Borough Council : Band B.

Internet : ADSL and Fibre Optic available.

Deposit : £1,269

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

Services : Mains electricity, gas, water and drainage.

EPC : Band B.

**STRICTLY NO PETS PERMITTED.**

**VIEWINGS :** Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Flood/Erosion Risk: None to report.

Planning Permissions : No planning for surrounding properties. Please consult with planning portal melton.gov

Accessibility: first floor via stairs.

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

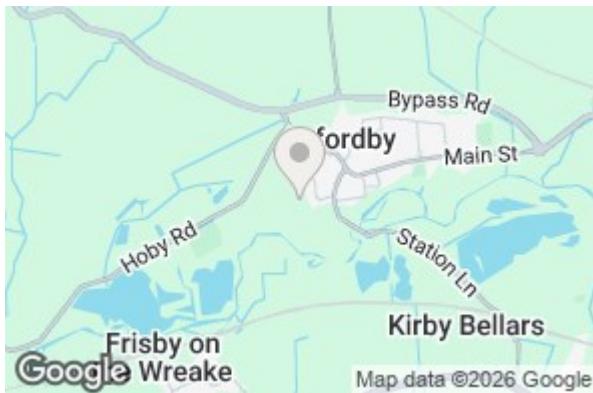
Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

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)



## TERMS

<b>RENT:</b>	£1,100 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,269
<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 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>
<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.

