



**21 MASON ROAD**  
MELTON MOWBRAY, LE13 1NF

**£1,100 Per month**  
Unfurnished

A fantastic opportunity to reside in this well presented and spacious three bedroom semi detached property situated on a sought after development on the north side of town close to the country park. The property benefits from uPVC double glazing, gas central heating, open views to the front and modern fixtures and fittings throughout.

In brief the property comprises of entrance hall, lounge, WC, kitchen/dining room, utility room, three bedrooms, one with ensuite, family bathroom, a mature rear garden and two off street parking spaces.

The property is ideally situated for access to the country park and also close to John Ferneley School and would ideally suit a professional individual or family.

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

### ENTRANCE HALL

Entered via a composite door to hallway with radiator, stairs to landing, under stairs store cupboard and wood effect vinyl flooring.

### WC

With low flush WC, radiator and sink.

### LOUNGE (16.01 x 16.02 ft)

With two radiators and uPVC french doors overlooking garden.

### KITCHEN/DINING ROOM (16.02 x 8.01 ft)

A modern kitchen comprising a range of white eye and base level units, walnut wood effect laminate work surfaces, stainless steel sink, space for dishwasher, gas integrated hob, stainless steel extractor fan, Ideal logic combi boiler, integrated electric oven, space for dining table, radiator and wood effect vinyl flooring.

### UTILITY ROOM

Comprising eye level units, walnut wood effect laminate work surfaces, space for washing machine, space for tumble drier, radiator, wood effect vinyl flooring and uPVC door to garden.

### STAIRS AND LANDING

A large landing with airing cupboard.

### BEDROOM ONE (9.07 x 11.02 ft)

A double bedroom with radiator.

### ENSUITE

With shower enclosure housing mixer shower, ceramic sink, low flush WC, radiator and wood effect vinyl flooring.

### BEDROOM TWO (6.04 x 11.09 ft)

A single bedroom with radiator.

### BEDROOM THREE (9.05 x 9.10 ft)

A double bedroom with radiator.

### FAMILY BATHROOM

Comprising low flush WC, sink, panelled bath with shower screen, mixer tap with shower attachment, radiator, tiled splashbacks and wood effect vinyl flooring.

### OUTSIDE

To the rear there is a mature garden with Indian sandstone patio with beds of mature shrubs and bushes. There is a lawned area and timber garden shed (not to be maintained or replaced by landlord). To the front there is an ornamental garden enclosed by hedging with driveway to side with parking for 2 vehicles.

### IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band C.

Services : Mains electricity, gas, water and drainage.

EPC : Band B (New EPC on order)

A SMALL DOG IS PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.

INTERNET : ADSL and Fibre broadband available.

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

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 : None to report. Please consult melton.gov.uk for any relevant planning.

Accessibility: first floor

Construction: Brick under slate 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)

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

Utilities gas, electricity, water



## 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 C
<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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		