



**127 KINGS ROAD**  
MELTON MOWBRAY, LE13 1QQ

**£925 Per month**  
Unfurnished

A fantastic opportunity to reside in this spacious and extended THREE bedroom semi detached property located on a popular road close to the town centre.

The property has undergone a scheme of refurbishment to include a newly fitted kitchen and new carpets and decoration throughout.

Benefitting from gas fired central heating and uPVC double glazing, the property also has a rear garden, a spacious ground floor rear extension with a large living/dining area, downstairs bathroom and the property comprises of entrance hall, sitting room, kitchen, downstairs bathroom, second rear facing large reception, three bedrooms, rear garden and on street parking to the front.

The property is conveniently located close to Brownlow School and is a 10 minute walk into Melton town centre.

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 uPVC door to small entrance hall with radiator, stairs to first floor landing.

Front Reception Room (13.00 x 14.02 ft) : with radiator, laminate flooring, door to cupboard, ornamental fire surround with yorkstone hearth and door to under stairs storage cupboard.

Internal Hallway : with doors to storage cupboard.

Downstairs Bathroom : with a panelled bath with mixer shower, ceramic sink, low flshuh WC, radiator, extractor fan, ceiling spotlights, fully tiled walls and floor.

Kitchen : (10.03 x 9.01 ft) a newly fitted shaker kitchen with quartz effect laminate worktops, space for undercounter fridge freezer, stainless steel sink, space for washing machine, integrated electric oven, integrated gas hob, stainless steel extractor fan, radiator, spotlights, cupboard housing the Worcester Bosch gas fired boiler, tiled splashbacks and teracotta tiled floor leading to rear reception room.

Rear Reception Room : (13.11 x 14.06 ft) a large room with uPVC door to garden and further double glazed patio doors to decked area over looking garden, radiator, oak effect laminate flooring and ceiling spotlights.

Landing : with radiator, loft hatch (not to be used).

Front Bedroom : (14.03 x 13.00 ft) a double bedroom with radiator, original ornamental fire insert and door to small closet/storage area.

Rear Bedroom : (10.02 x 9.02 ft) a double bedroom with radiator.

Rear Bedroom : (6.11 x 7.05 ft) a single bedroom with radiator and wooden doors to cupboard housing the hot water immersion heater and programmer.

Outside : Gravelled garden to front and on street parking. To the rear there is elevated decked area with steps down to a lawn.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council - Band B.

Services : Main Electric, Gas, Water and Drainage.

EPC : Rating D

A small dog/cat may be permitted at the landlords discretion.

Internet : ADSL and Fibre Available.

Viewings : Strictly by appointment with Shouler & Son .

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

Holding Deposit : Equivalent of one weeks rent inc VAT.

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

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.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

### DISCLAIMER

To locate the property, take Scafold Road out of Melton. Northfield Close is the third road on the right-hand side and the development is located at the end of the road on the left-hand side.



## TERMS

|                     |                                                                                                                                                                                                                                                                                          |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RENT:</b>        | £925 Per month, in advance, exclusive of rates and council tax.                                                                                                                                                                                                                          |
| <b>DEPOSIT:</b>     | £1,067                                                                                                                                                                                                                                                                                   |
| <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 D.<br>Ref<br>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> |



County Chambers, Kings Road,  
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