



KIRBY BELLARS

FLAT 7 KIRBY HALL, MAIN ROAD, LEICS, LE14 2DX

£395 p.m.x.
Part Furnished

A one bedroom first floor flat situated in this former hunting lodge in the village of Kirby Bellars. The property has full gas-fired central heating and uPVC double glazing, and would provide ideal accommodation for a professional person or couple. Kirby Bellars is located just three miles from Melton Mowbray and is within easy commuting distance of Leicester, allowing easy access to the motorway network.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

One bedroom first floor flat

ACCOMMODATION

LOUNGE with a radiator.

KITCHEN with base units, stainless steel sink and drainer unit as set in roll top laminate worksurfaces, freestanding cooker, breakfast bar and a radiator.

SIDE DOUBLE BEDROOM with wall mounted Worcester combi boiler and a radiator.

BATHROOM with white suite comprising panelled bath with shower over, pedestal wash basin, w.c., tiled splashbacks and a radiator.

OUTSIDE

Parking space.

Use of communal gardens.

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means cooker, carpets and curtains only.

TERMS

RENT: £395 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £455

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band A.

EPC: This property has an Energy Performance Efficiency Rating Band D.

Ref: 0438-1980-6282-9039-9910

A full copy of the EPC is available upon request or can be downloaded from:

<https://find-energy-certificate.digital.communities.gov.uk/>

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/>

LOCATION

To locate the property, take the A607 Leicester Road out of Melton Mowbray. On entering Kirby Bellars, Kirby Hall is situated on the left hand side. The door to the flat is in the corner of the courtyard, and the property is situated on the first floor at the rear.



Wilton Lodge, 1 Wilton Road,
Melton Mowbray, Leicestershire, LE13 0UJ

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lettings@shoulers.co.uk