



10 ASH GROVE
MELTON MOWBRAY, LE13 0PL

£795 Per month
Unfurnished

A fantastic opportunity to reside in this three bedroom semi-detached property located on a popular residential estate off of Scalford Road in Melton Mowbray. The property benefits from uPVC double glazing, gas central heating and a conservatory to the rear and would ideally suit a working single or professional couple.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE PORCH

entered via a uPVC door with radiator and stairs to first floor landing.

LOUNGE

12'3 x 12'8
with a radiator.

KITCHEN/DINING ROOM

15'7 x 9'7
a painted solid pine shaker style kitchen with a range of eye and base level units, solid pine work surfaces with integrated electric hob, integrated electric hob, space for a washing machine, stainless steel sink, wall mounted gas boiler, tiled splash backs, tiled flooring and under stairs store cupboard.

CONSERVATORY

10'7 x 9'7
with tiled flooring and double doors to garden.

LANDING

airing cupboard with immersion heater and access to loft hatch (not to be used).

BEDROOM ONE

11'5 x 8'6
double bedroom with radiator.

BEDROOM TWO

11 x 9'6
double bedroom with radiator.

BEDROOM THREE

8'3 x 5'10
A single bedroom with radiator.

BATHROOM

comprising of a three piece suite to include low flush WC, sink pedestal, panelled bath with screen and electric shower over, radiator, tiled splash backs and tiled flooring.

OUTSIDE

To the front there is a lawn, driveway and parking for one car. To the rear there is further parking, gravelled area, patio area, two timber garden sheds (not to be maintained or replaced by the landlord) and further lawned area, all enclosed by panelled fencing.

LOCATION

To locate the property proceed out of Melton Mowbray via Salford Road. Take the first turning on your right into The Crescent, proceed down this road and take the second turning on your right onto Cedar Drive. When on Cedar Drive take the first turning on your right hand side into Lilac Way and then turn left into Ash Grove. The property can be found immediately on your right hand side.

PETS

WOULD BE CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.



TERMS

RENT:	£795 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£917
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: http://www.epcregister.com/
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	