



11 MILL LANE

ASFORDBY, MELTON MOWBRAY, LE14 3SF

£700

Unfurnished

A charming and well presented well proportioned two bedroom village cottage with period features, situated on a quiet lane within the popular village of Asfordby. The two bedroom mid terrace cottage benefits from a brick built outhouse to the rear, further accommodation comprises of a lounge, dining kitchen with appliances, two bedrooms and a bathroom with a white suite. Outside there is a cloakroom/w.c. and a paved courtyard garden. The property has gas fired central heating and double glazing, and would provide ideal accommodation for a professional person or couple. *PET CONSIDERED*

Asfordby is a popular village located 4 miles out of Melton Mowbray. It is well serviced and has a co-op store, post office, take aways, restaurants, schools and had good links to the A46 for Loughborough, Leicester and Nottingham.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE with feature tiled and cast iron fireplace and a radiator.

DINING KITCHEN with stainless steel sink unit as set in slate effect roll top laminate work surface, a range of wall and base units, wall mounted gas-fired combination boiler, automatic washing machine, fridge freezer, cooker with extractor hood above, cupboard under stairs and a radiator.

STAIRCASE AND LANDING leading to:-

REAR DOUBLE BEDROOM with a radiator.

FRONT SINGLE BEDROOM with a radiator.

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

OUTSIDE Cloakroom with w.c. and wash basin. Brick built refurbished outhouse with electricity and lighting to rear. Concrete/paved courtyard garden to the rear.

LOCATION

To locate the property from Melton take the A6006 Asfordby Road out of the town centre. At the second roundabout continue straight ahead into Asfordby Village. Continue straight ahead at the mini roundabout, and Mill Lane is the fifth road on the left-hand side. The property can be found approximately 100 yards along on the left hand side.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities,

telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

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/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

TENANCY INFORMATION

The Property Is FLEXIBLY FURNISHED to include CARPETS, CURTAINS and SOME FURNITURE which can be removed prior to the start of the tenancy should a tenant require.

Council Tax : Melton Borough Council : Band A.

Deposit : £807

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

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

A SMALL DOG OR CAT MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.



TERMS

RENT:	£700 , in advance, exclusive of rates and council tax.
DEPOSIT:	£807
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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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		57	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	