



6A CHURCH END

NETHER BROUGHTON, MELTON MOWBRAY, LE14 3ET

£1,350 Per month

Unfurnished

A traditional DETACHED THREE bedroom residence finished to a high specification located in the highly regarded village of NETHER BROUGHTON. The property benefits from a high level of finish throughout to include solid oak doors and fixtures, limestone flooring, shaker kitchen, timber double glazing and gas fired central heating.

Nether Broughton is a sought after village and is conveniently located close to the A46 which provides ideal links to both Leicester, Loughborough, Melton and Nottingham and also benefits from a local public house.

In brief the property comprises of entrance hall, snug/study, lounge, kitchen/dining room, WC, utility room, three bedrooms, family bathroom, ensuite, garage, large driveway and a low maintenance rear garden. *PET CONSIDERED*



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 - Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a solid oak door to entrance hall with stairs to first floor landing, under stair store cupboard, limestone flooring and radiator.

WC

With low flush WC, ceramic sink, radiator and limestone flooring.

OFFICE/SNUG (6.00 x 11.05 ft)

With radiator and inbuilt storage unit.

SITTING ROOM (11.06 x 14.07 ft)

With radiator, ornamental log arrangement within the fire recess, solid oak double glazed doors to garden.

KITCHEN/DINING ROOM (23.02 x 10.10 ft)

A traditional fitted shaker kitchen comprising a range of eye and base level units, solid oak work surfaces, ceramic butler sink with chrome mixer tap, integrated fridge, integrated freezer, integrated dishwasher, freestanding Belling electric range oven with gas hob, integrated extractor fan, radiators, limestone flooring, two velux roof windows and solid oak door to garden.

UTILITY ROOM

Comprising a range of eye and base level units, laminate work surfaces, ceramic butler sink with mixer tap, space for washing machine, wall mounted Worcester Bosch gas fired boiler, limestone floor and door to driveway.

STAIRWELL/LANDING

With oak staircase leading to bedrooms.

BEDROOM ONE (10.02 x 12.07 ft)

A double bedroom with radiator and bank of bespoke hardwood inbuilt wardrobes.

ENSUITE

With low flush WC, ceramic sink, heated towel rail, shower enclosure with mixer shower.

BATHROOM

A three piece suite comprising of a panelled bath, low flush WC, wall mounted sink with units below, towel rail, tiled splashbacks and tiled flooring.

BEDROOM TWO (6.09 x 11.07 ft)

A double bedroom with radiator.

BEDROOM THREE (7.11 x 9.01 ft)

A single bedroom with radiator and views overlooking countryside.

OUTSIDE

To the front there is off street parking via a driveway for 2-3 cars with a detached single garage (not large enough to accommodate a car). The house also had a solid oak porch which compliments the front elevation. Rear garden is mainly laid to lawn with patio area and small decking area.

TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS AND BLINDS ONLY.

Council Tax : Melton Borough Council : Band TBC.

Deposit : £1,557

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

Services : Mains electricity, gas, water and drainage.

EPC : Band C.

A SMALL DOG MAY BE CONSIDERED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM.

DIRECTIONS

To locate the property proceed out of Melton Mowbray on Nottingham Road passing through the village of Ab Kettleby. Pass over the crossroads and down Broughton Hill and bear left around the bend. Take the 2nd turning on your right into Middle Lane. Follow this road around and you will then find the property on your right 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: -

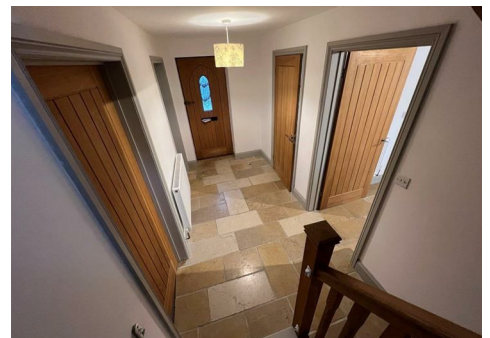
Deposit: 5 weeks rent (for annual rents up to Â£50,000).

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.

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



TERMS

RENT:	£1,350 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,557
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band C. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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		78	88
(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	