



**3 HARVEY STREET**  
MELTON MOWBRAY, LEICESTERSHIRE, LE13 1DD

**£650 p.m.x.**  
Part Furnished

A well-presented three bedroom mid terrace ideally situated on a popular residential estate close to Brownlow Primary School, the local supermarket and the country park. The accommodation briefly comprises an entrance hall, ground floor w.c., lounge, dining kitchen, three bedrooms and a family bathroom. Outside there is off-road parking for two cars, and there is an enclosed lawned garden with patio area to the rear. The property also has uPVC double glazing and gas-fired central heating.

Viewing is strictly by appointment with the agents.

**Tel: 01664 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Modern mid terrace

### ACCOMMODATION

**ENTRANCE HALL** with a radiator and door to **W.C.** with white suite comprising pedestal wash basin and w.c., radiator, tiled flooring and tiled splashbacks.

**LOUNGE** (12'2" x 11'9") with a radiator, laminate flooring and stairs to first floor landing.

**DINING KITCHEN** (14'11" x 8'5") with a range of wall and base unit, stainless steel sink and drainer unit as set in granite effect laminate work surfaces, integrated electric oven and gas hob, overhead extractor fan, freestanding washer/drier, free standing fridge/freezer, patio doors to garden, radiator, tiled flooring, under stairs storage cupboard and kitchen table and chairs.

**STAIRS TO FIRST FLOOR LANDING** with loft access hatch (not to be used), leading to:-

**DOUBLE BEDROOM** (13'3" x 8'6") with a radiator.

**DOUBLE BEDROOM** (10'8" x 8'6") with a radiator.

**SINGLE BEDROOM** (7' x 6'2") with an airing cupboard housing hot water cylinder, and a radiator.

**BATHROOM** with white suite comprising a bath with shower screen and mixer shower over, w.c., and pedestal wash basin, radiator, tiled splashbacks and vinyl flooring.

### OUTSIDE

Off-road parking for two cars situated to the right hand side of the property and is the far right hand side parking space. Lawned rear garden with gravelled and patio area.

Please note that this property is to let **PART FURNISHED** which generally means carpets, curtains, some kitchen appliances and table and chairs only.

### TERMS

**RENT:** £650 per calendar month, in advance, exclusive of rates and council tax.

**DEPOSIT:** £750

**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 B.

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

Ref: 8695-7857-1020-1296-8213

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/>

### LOCATION

To locate the property, take Thorpe Road out of the town centre. After passing the cemetery, turn left onto Bowley Avenue. At the end of the street turn left onto Ferneley Crescent and bear right and turn left onto Doctors Lane. Proceed down Doctors Lane and take the first turning on your right. The property can be found immediately on your left hand side.

**PETS 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.



BRITISH  
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AWARDS  
2018-2019

GOLD WINNER

LETTING AGENT IN  
MELTON MOWBRAY

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