



19 NORTHFIELD CLOSE

MELTON MOWBRAY, LEICESTERSHIRE, LE13 1JU

£495 p.m.x.
Unfurnished

A one bedroom link detached bungalow situated within this popular residential development close to the town centre. The property is available exclusively to those aged 55 and over and benefits from newly decorated walls, gas-fired central heating and uPVC double glazing. The accommodation briefly comprises an entrance hall, lounge, kitchen, double bedroom and a bathroom. The tenant has use of the communal gardens and there is a residents' parking space to the car park.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Link detached bungalow

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL with built-in cupboard.

KITCHEN (8'7" x 6'6") with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate work surfaces, integrated Ignis gas hob and electric oven, wall mounted Worcester Bosch 240 gas-fired central heating boiler, plumbing for washing machine, tiled splash backs, radiator and vinyl flooring.

LOUNGE (11'5" x 11') with a radiator.

DOUBLE BEDROOM (11' x 9') with a radiator.

BATHROOM with white suite comprising panelled bath, pedestal wash basin and w.c., tiled splash backs, shaver point and light, radiator and vinyl flooring.

OUTSIDE

Parking space to car park.

Use of the communal gardens, maintained by the landlord.

FLOORPLAN: Available at: www.shoulers.co.uk

Whilst every care has been taken to reflect the true dimensions of this property, the dimensions provided should be treated as approximate and used for general guidance only.

Please note that this property is to let **UNFURNISHED** which means carpets/floor coverings and curtain poles only.

TERMS

RENT: £495 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £570

TERM: A three 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 D.

Ref: 9828-8021-7296-2444-4920.

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/>

STRICTLY NO PETS

LOCATION

To locate the property, take Scalford Road out of Melton. Northfield Close is the third road on your right-hand side and the bungalow is at the end of the road on your right.



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

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