



KIRBY BELLARS

FLAT 11, KIRBY HALL, MAIN ROAD, LEICS, LE14 2DX

£350 p.m.x.
Part Furnished

A good sized one bedroom ground floor flat situated in this historic former hunting lodge. This well-proportioned property has full gas-fired central heating and partial double glazing. The accommodation briefly comprises a lounge with gas fire, dining kitchen, one double bedroom, and bathroom with separate w.c. This flat would provide ideal accommodation for a professional person or couple. Kirby Bellars is a popular village situated between Melton Mowbray and Leicester.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Ground floor flat

ACCOMMODATION

LOUNGE with gas fire and a radiator.

DINING KITCHEN with stainless steel sink and drainer unit as set in roll top laminate work surfaces, base units, Beko electric cooker, space for washing machine, space for fridge freezer, built-in cupboards, airing cupboard, radiator and wall mounted Stelrod gas-fired central heating boiler.

DOUBLE BEDROOM with a radiator.

BATHROOM with white suite comprising panelled bath with shower over, and wash basin, radiator and shelving.

SEPARATE W.C.

OUTSIDE

Residents' car park.
Use of communal gardens.

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets and curtains only.

TERMS

RENT: £350 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £400

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 A.

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

Ref: 8540-6723-7410-9773-4902

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 the A607 Leicester Road out of Melton Mowbray. On entering Kirby Bellars, the property can be found on your left hand side. The flat is located through the entrance from the car park.



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MELTON MOWBRAY

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

Tel: 01664 410166

www.shoulers.co.uk
lettings@shoulers.co.uk