



41 CLARK DRIVE

MELTON MOWBRAY, LEICESTERSHIRE, LE13 1HU

£725 p.m.x.
Unfurnished

A well-presented and modernised three bedroom semi-detached home situated on the popular Country Park Estate on the north side of Melton Mowbray. The property is also ideally located for John Fernley High School. The accommodation briefly comprises of an entrance hall, kitchen, lounge/dining room, three bedrooms and a bathroom. Outside there is a driveway providing off-road parking, a detached single garage, and a private garden to the rear. The property has gas-fired central heating and uPVC double glazing.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Three bedroom family home

ACCOMMODATION

ENTRANCE HALL with a radiator and staircase to first floor.

LOUNGE/DINING ROOM (23'10" x 11'11") having brick fireplace with fitted electric fire, under-stairs storage cupboard, and two radiators.

KITCHEN (10'4" x 6'11") with a range of high gloss cream fronted wall and base units with woodblock-style work surfaces, inset stainless steel sink and drainer unit, inset hob with electric oven below and brushed steel cooker hood above, attractive tiled splashbacks, space and plumbing for washing machine, space for fridge/freezer, radiator and wall mounted gas central heating boiler.

STAIRS TO FIRST FLOOR LANDING leading to:-

BEDROOM ONE (12' x 9'2") with a radiator.

BEDROOM TWO (11'6" x 9'2") with a radiator.

BEDROOM THREE (9' x 6'7") with a built-in airing cupboard housing the hot water cylinder, and a radiator.

BATHROOM with white suite comprising a w.c., wash basin with vanity cupboard below, and panelled bath with power shower over, ceramic tiled splashbacks and floor, and a radiator.

OUTSIDE

Gravelled front garden
Driveway
Detached single brick built garage
Private rear garden patio area and astro turf area.

A SMALL DOG WOULD BE 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.

TERMS

RENT: £725 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £835

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 D.

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/>

LOCATION

To locate the property, take Scaford Road out of the town centre, and take the eighth turning on your right onto Clark Drive. The property will be found towards the end of the road on your left hand side.

Please note that this property is to let **UNFURNISHED** which means carpets only.



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