



**4 MASON ROAD**  
MELTON MOWBRAY, LE13 1NF

**£750 Per month**  
Part furnished

A modern and well presented two bedroom semi-detached property located on the Scholar's Grange Development on Scalford Road on the north side of Melton. Benefitting from gas central heating and uPVC double glazing, the property also has a spacious rear garden and off-road parking for two cars.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



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

# 2 bedroom House - Semi-Detached



To locate the property, take Scalford Road out of the town centre. At the top of the road, just opposite John Ferneley College, turn right into Scholar's Grange and Mason Road is the first road on the right hand side. Number 4 can be found on your right.

# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

with door to front and radiator.

### CLOAKROOM/W.C.

with white suite comprising wash basin and w.c., tiled splash back and a radiator.

### LOUNGE/DINER

15'6 x 12'1

with patio doors opening onto rear garden, radiator and stairs to first floor.

### KITCHEN

8'10 x 8'5

with a range of modern wall and base units, laminate work surface, 1 ½ stainless steel sink and drainer unit, integrated gas hob with electric fan oven under and extractor hood over, space for a fridge freezer, plumbing for a washing machine, combination gas central heating boiler and a radiator.

### STAIRS AND FIRST FLOOR LANDING

### REAR BEDROOM

13 x 8'9

with fitted wardrobe and a radiator.

### FRONT BEDROOM

11'5 x 6'8

with a radiator.

### BATHROOM

with white suite comprising bath with shower over, wash basin and w.c., tiled splash backs, heated towel rail and extractor fan.

### OUTSIDE

Larger than average rear garden with patio and side gate. Further lawned garden to front. Two tandem off-road parking spaces.

### TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains/blinds only.

Council Tax : Melton Borough Council : Band B.

Deposit : £865

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

Services : Mains electricity, gas, water and drainage.

EPC : B rating.

STRICTLY NO PETS PERMITTED.

### LOCATION

To locate the property head out of Melton on Scafford Road, opposite John Ferneley School turn right into Brockington Road and then right again into Mason Road and the property can be found 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 £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.

#### Property Redress

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/>

#### Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).



## TERMS

<b>RENT:</b>	£750 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£865
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band B. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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