



**25 King Street, Scalford,  
Melton Mowbray, Leics LE14 4DW  
£425 p.m.x Part Furnished**

A 2 bedroom semi detached country cottage, built from local stone under a tiled roof. The home has full oil fired central heating, fitted carpets and floor coverings throughout and a wealth of character features. There is a good sized garden to the side. Scalford is a very popular village situated 3 miles from Melton, with a charming local community. The village has a local shop, service station, 2 pubs, church, chapel, village hall and community centre.

Viewing is strictly by appointment with the sole agents.

**Tel: (01664) 410166**

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

## LOCATION

To locate the property take the Scalford Road out of Melton, on entering the village follow the road round to the left and proceed past the pub and service station, the property is the last house on the left hand side.

## TERMS

**RENT:** £425 per calendar month, in advance, exclusive of rates and council tax  
**DEPOSIT:** £500  
**FEES:** £100 being cost of the inventory and agreement fee plus VAT  
**APPLICATION FEE:** £40 inc VAT  
**TERM:** A one year shorthold tenancy is offered  
**SERVICES:** Mains electricity, water and drainage  
**VIEW:** Strictly by appointment with Shouler & Son  
**COUNCIL TAX:** Band B  
**EPC:** Available for inspection at the Agents office

## ACCOMMODATION

### Entrance Porch

**Lounge** with brick fireplace, built in cupboard, beamed ceiling, radiator and cupboard under the stairs

**Breakfast Kitchen** with stainless steel sink unit as set in oak roll top laminate work surfaces, base units, eye height cupboards, beamed ceiling and radiator

**Utility Room** with plumbing for automatic washing machine, shelving and Worcester oil fired central heating boiler

**Staircase & Landing** leading to:-

**Front Double Bedroom** with built in cupboard and radiator

**Rear Single Bedroom** with radiator

**Bathroom** with panelled bath, pedestal wash basin, low flush w.c. and radiator

### OUTSIDE

Lawns and flower gardens to the front, side and rear  
Brick and tiled store

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### STRICTLY NO PETS

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

These particulars are intended to give a fair description but their accuracy is not guaranteed, nor do they constitute an offer or contract. Negotiations must be conducted through Shouler & Son, the Owner's agents.

**PLEASE NOTE:** All dimensions given above are by the professional representative.