



**39 Queensway, Old Dalby,
Melton Mowbray, Leics LE14 3QQ
£525 p.m.x Part Furnished**

A nicely presented 3 bedroom semi detached house which has recently been modernised and extended to provide excellent facilities in a country setting. The property has full double glazing and gas fired central heating plus an excellent kitchen and bathroom, it is in good decorative order and is fully carpeted throughout. A major feature of the dwelling is the extension to the kitchen which gives a first class dining area. There is block paving to the front and side, which gives the accommodation ample parking and there is a large manageable garden to the rear. Queensway adjoins open countryside and is easily accessible for Melton and Nottingham.

Viewing is strictly by appointment with the sole agents.

Tel: (01664) 410166

www.shoulers.co.uk

LOCATION

To locate the property take the A606 Nottingham Road out of Melton. Turn left in Nether Broughton for Old Dalby and take first right into Queensway. The property can be found about 300 yards along on the left hand side.

TERMS

RENT:	£525 per calendar month, in advance, exclusive of rates and council tax
DEPOSIT:	£600
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, gas, water and drainage
VIEW:	Strictly by appointment with Shouler & Son
COUNCIL TAX:	Band B
EPC:	Available for inspection at the Agents office

ACCOMMODATION

Entrance Hall with radiator

Lounge with coal effect Living gas fire in stained wood surround, radiator and cupboard downstairs

Dining Room with radiator and double patio door to garden

Kitchen with stainless steel sink unit, roll top laminate work surface, base units, eye height cupboards, AEG gas hob and electric oven, cooker hood, plumbing for dishwasher and radiator

Utility Room with plumbing for automatic washing machine and gas fired wall mounted central heating boiler

Bathroom with panelled bath, pedestal wash basin, low flush w.c., Mira power shower in cubicle and radiator

Staircase & Landing with radiator leading to:-

Front Double Bedroom with radiator and built in wardrobes

Rear Double Bedroom with radiator

Rear Single Bedroom with radiator

Separate w.c. with low flush suite

OUTSIDE

Concrete garage, lawned garden to rear, blocked paved parking area to the front, paved patio

STRICTLY NO PETS

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

Wilton Lodge, Wilton Road,
Melton Mowbray, Leics. LE13 0UJ

Tel: (01664) 410166

Fax: (01664) 410520

Web Site: www.shoulers.co.uk

www.rightmove.co.uk

E-mail: lettings@shoulers.co.uk

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.