



1 Bed Ground Floor Apartment to rent, Langdale Grange, Leicester Road, Melton Mowbray, LE13 0DA

£725/pcm (£167/pw) + £830 deposit [EPC: B] • Apply online •



Lounge / Diner

Langdale Grange, Leicester Road, Melton Mowbray, LE13 0DA

Set within a high specification, Solus Homes development in Melton Mowbray. This newly built, premium ground-floor apartment will soon be available for occupation. Comes with a double-bedroom, large bathroom, spacious kitchen/living area, underfloor heating throughout & two allocated parking spaces. Photos included are of actual property. Virtual tour available.

Lounge / Diner 6.9m (22'8) x 3.99m (13'1)

Contemporary living area that is open plan to the kitchen and runs the full depth of the apartment. This spacious room benefits from underfloor heating.

Kitchen 3.99m (13'1) x 2m (6'7)

A contemporary kitchen in charcoal with matching worktop and brick-bond tiling. Hidden away behind the smart cabinets there are all the integrated appliances including a fridge-freezer, fan assisted oven, washing machine, easy-clean hob and a dishwasher. Open plan to living area.

Bedroom 3.65m (12') x 2.98m (9'9)

An elegant and spacious double bedroom, comes complete with a large built in wardrobe and underfloor heating.

Please note

We aim to make our particulars both accurate and reliable. However, they are not guaranteed, nor do they form part of an offer or contract. Please get in touch with us if you require any clarification, especially if you are travelling some distance to view. All measurements are to the widest point.

Bathroom 2.18m (7'2) x 2m (6'7)

This beautiful three-piece bathroom comes complete with a shower over the bath and a heated towel rail. Classic brick-bond tiling completes the look.

Parking

Two allocated bays within the property boundary with further visitor spaces available.

Underfloor Heating

Gas-fired central, underfloor heating.

Glazing

Modern, good quality, uPVC double glazing.



Lounge / Diner



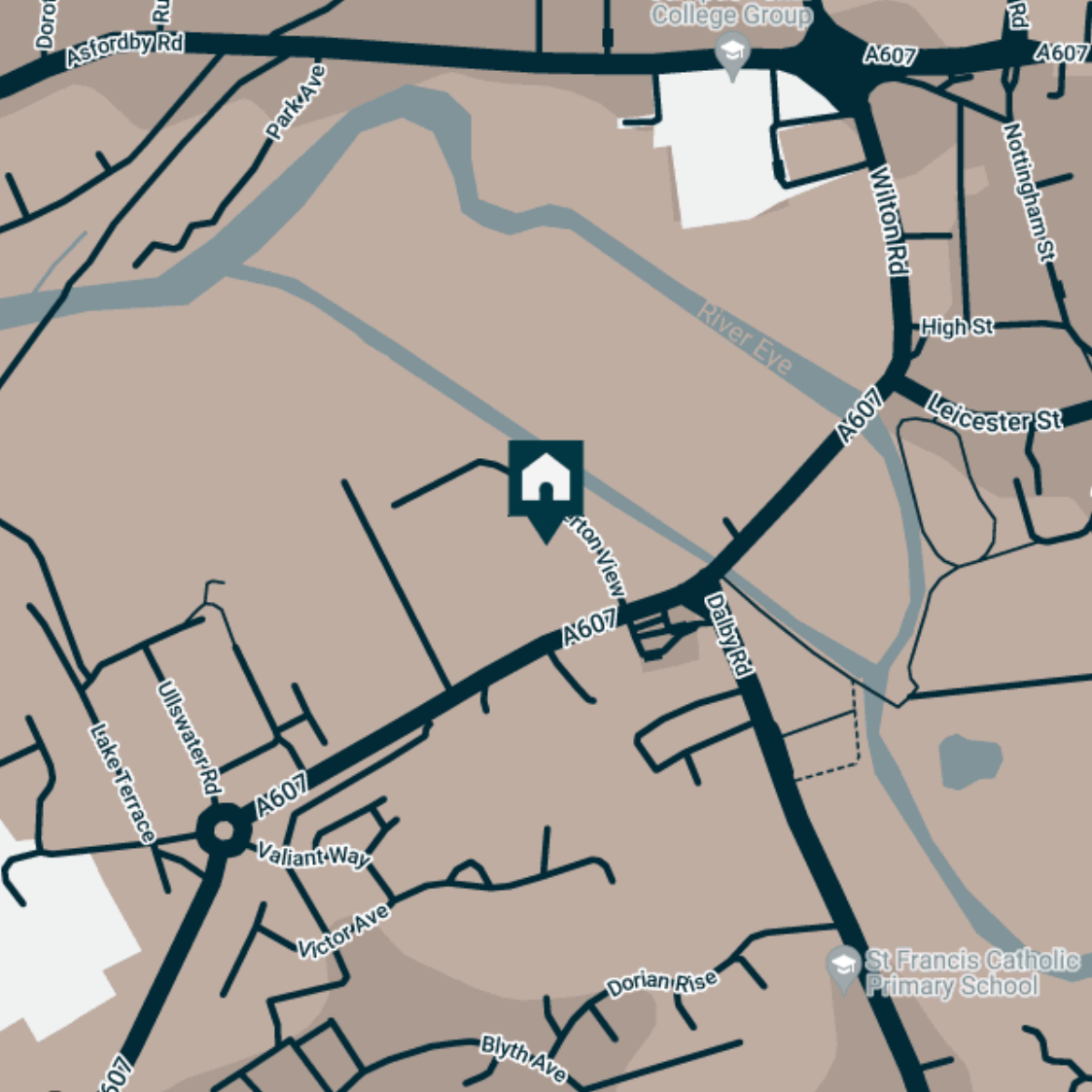
Lounge / Diner



Lounge / Diner



Lounge / Diner



Discover Melton Mowbray

Supermarkets

Sainsburys Melton	0.4 mi.
Aldi Syston	8.9 mi.
Asda Thurmaston	9.8 mi.
Tesco Extra Hamilton	10.6 mi.
Co-op Food Barrow Upon Soar	10.7 mi.

Gyms

Waterfield Leisure Pool	0.1 mi.
Bodyworx Gym & Fitness	0.4 mi.
Fosse Fitness 365	9.2 mi.
Physfit Gyms	9.4 mi.
Total Fitness Centre	9.4 mi.

Train Stations

Melton Mowbray	0.4 mi.
Syston	9.2 mi.
Sileby	9.3 mi.
Barrow upon Soar	10.6 mi.
Loughborough	12.7 mi.

Nursery Schools

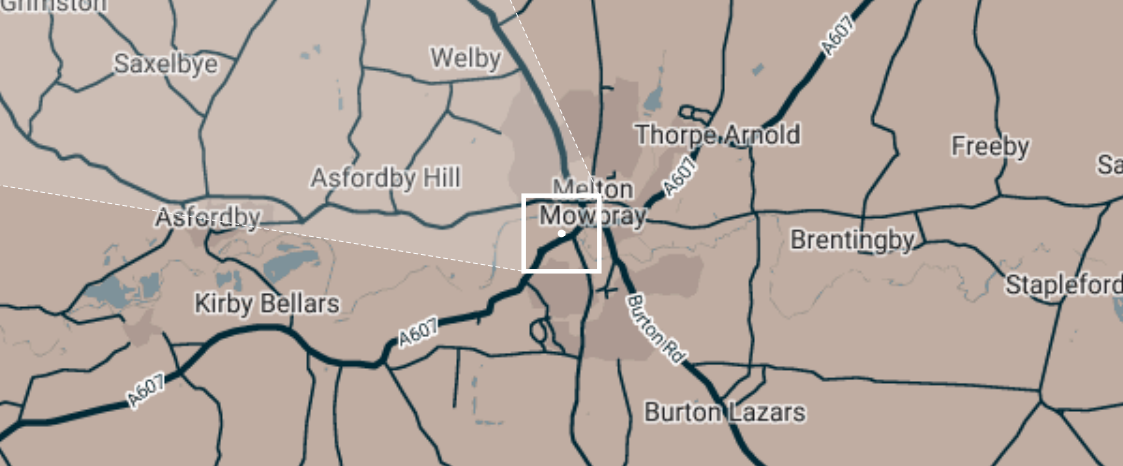
The Laurels	8 mi.
Ratcliffe College Nursery Sch	8 mi.
Broad Street Playgroup	9 mi.
Leicester Montessori Day Nursery	9.1 mi.
Peter Pan Playgroup	9.3 mi.

Primary Schools

Thrusington CE Sch	6.3 mi.
Broomfield County Primary Sch	7.6 mi.
Willoughby Primary Sch	8 mi.
Seagrave Village Primary Sch	8.2 mi.
St Peter & St Paul CE Academy	8.7 mi.

High Schools

Ratcliffe College	8 mi.
The Roundhill Academy	9.8 mi.
Humphrey Perkins High Sch	10.8 mi.
Rushey Mead Academy	11.5 mi.
Rawlins Academy	11.7 mi.



Features

- ✓ Ground Floor Apartment
- ✓ Underfloor Heating
- ✓ Melton Mowbray
- ✓ Two Parking Spaces
- ✓ Available Soon
- ✓ High Spec Apartment





Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Hallway



Apartment Entrance



Langdale Grange



Car Park

Available
From 08/02/2023

Rent
£725/pcm

Comes
Unfurnished

Deposit
£830

Bedrooms
1

EPC
B (83)

Receptions
1

Council tax
Band B

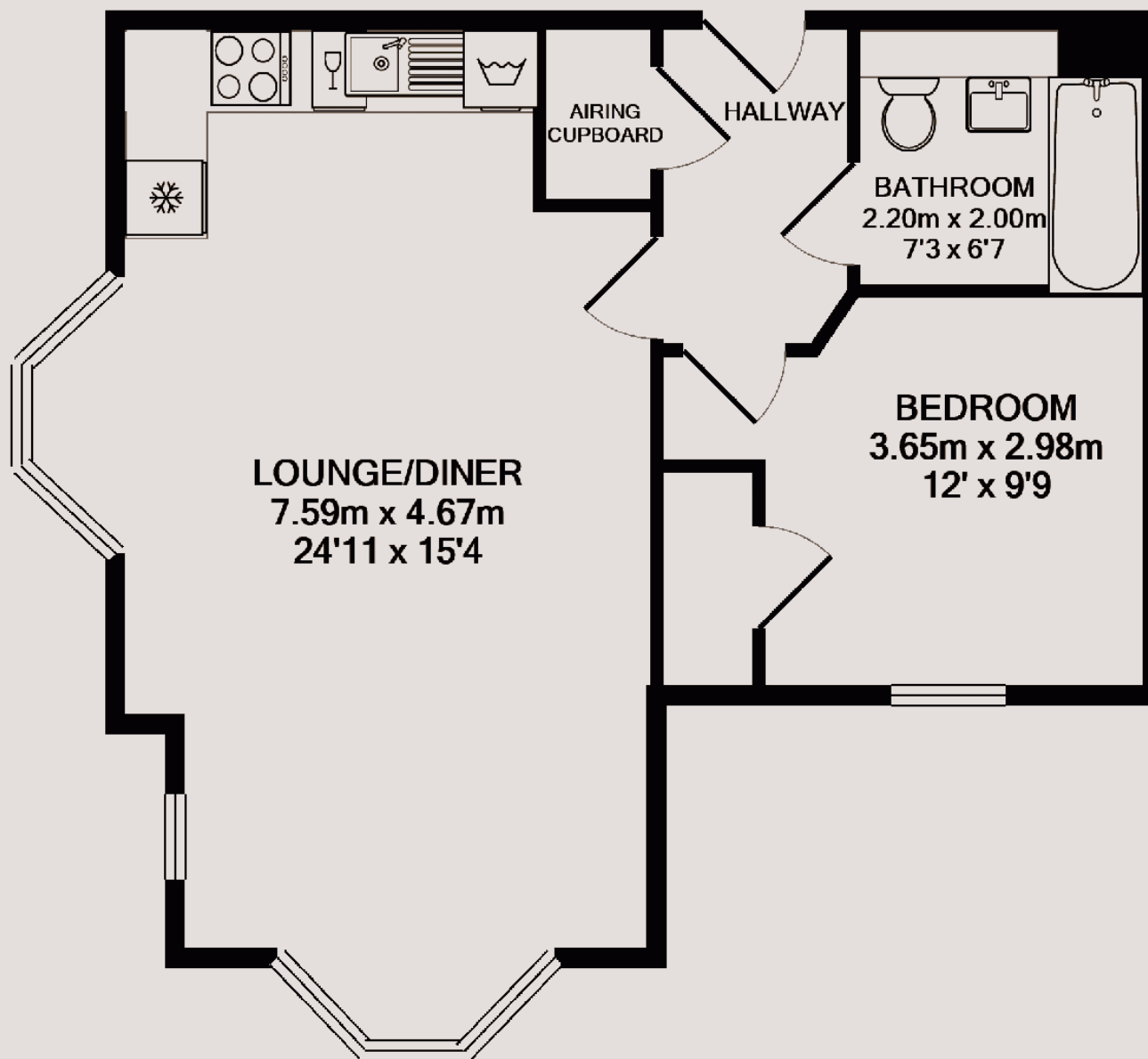
Bathrooms
1

ID
#8448

Parking
Allocated

Updated
11 January 2023

Postcode
LE13 0DA





Have a property like this? Let's work together

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.

Need a tenant? Ready to switch agents? Want to find out more? Call us between 9 am and 6 pm on 01509 320 320 or scan the link to find out more.



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The Property
Ombudsman



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