



1, Beaufighter Crescent, Melton Mowbray, LE13 0XH **£1,025 PCM**

Contemporary semi-detached house in good order situated on a new development on the edge of Melton and offering energy-efficient accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Lounge, Dining Kitchen; **FIRST FLOOR:** Master Bedroom with en-suite Shower Room, two further Bedrooms, Family Bathroom.

OUTSIDE: two off-road parking spaces, fully enclosed rear garden.

Includes integrated dishwasher, fridge/freezer and washing machine.

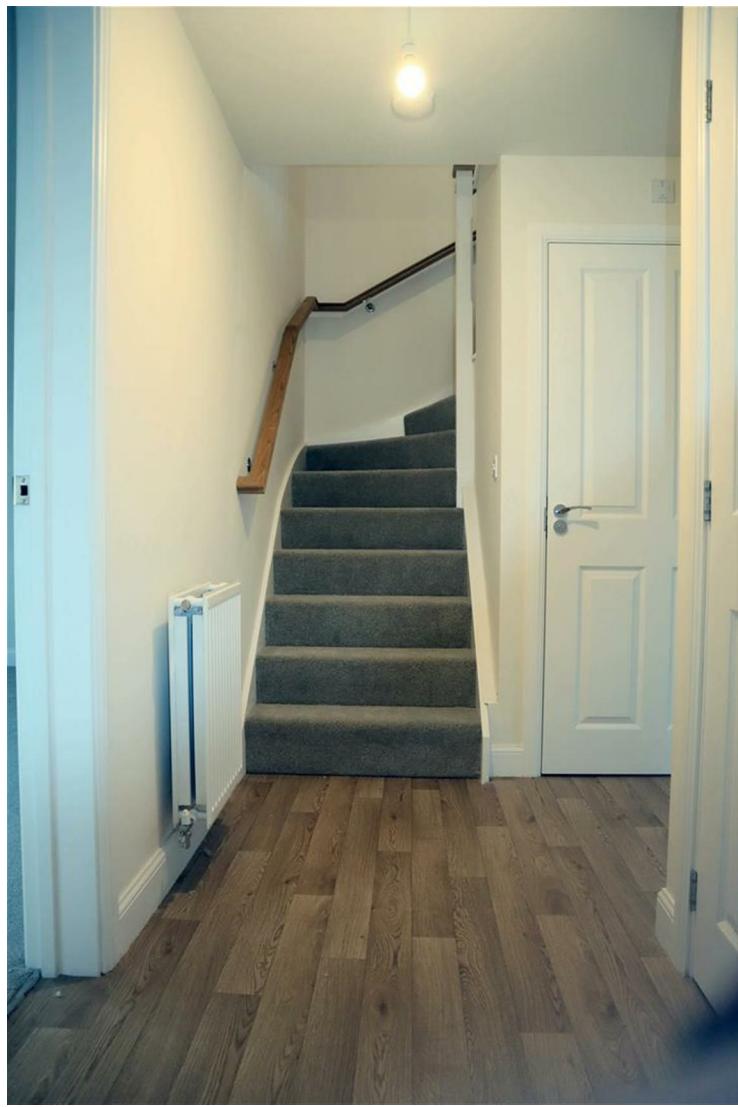
Council Tax Band: C (Melton)
Deposit: £1182.69

Oakham
5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

stamford@murray.co.uk

Uppingham
18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk







SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Ultrafast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor, variable in-home
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	