



Jenner Close Melton Mowbray, LE13 1DG

3 bedroom Townhouse with generous living space set across three floors. Offering three double bedrooms, including one with ensuite shower room and separate dressing area, family bathroom and a ground floor cloakroom, the accommodation really should be viewed to appreciate the space on offer. Outside to the rear is a fully enclosed Garden with pedestrian gate and a Single Garage with parking in front for one car.

£1,200 PCM

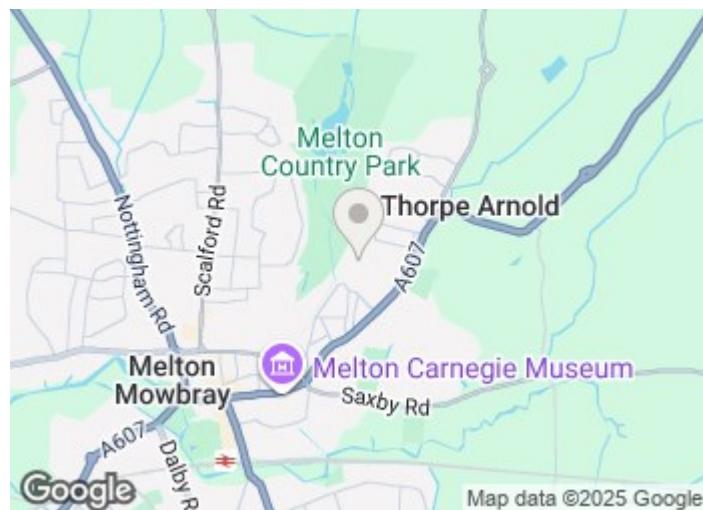
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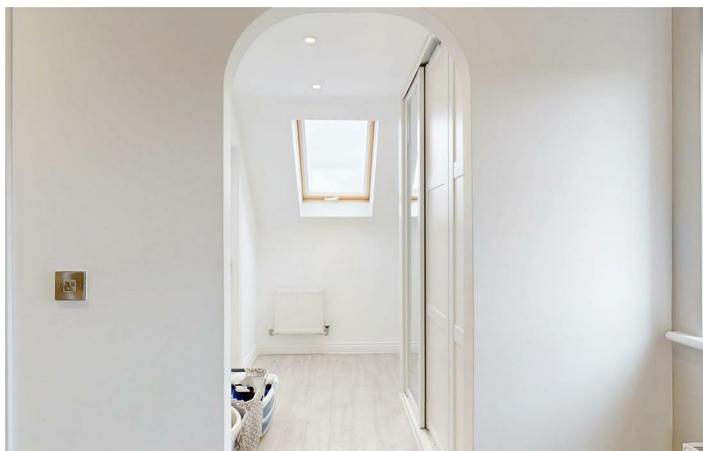
- Three-storey Town House
- Fully Fitted Kitchen/Breakfast
- Available Start of September 2025
- Extremely Well Presented Throughout
- Family Bathroom, Ensuite Shower Room & Ground Floor Cloakroom
- EPC Rating - C
- Good sized open-plan Living/Dining Space
- Three Double Bedrooms
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Entrance Hall	Bedroom 2	Bedroom 1
Living/Dining Room 52'5" x 19'8" x 42'7" (16'6 x 13'3)	42'7" x 9'10" x 36'1" x 22'11" (13'3 x 11'7)	42'7" x 9'10" x 42'7" x 0'0" (13'3 x 13'0)
Kitchen 39'4" x 29'6" x 19'8" x 3'3" (12'9 x 6'1)	Bedroom 3	Dressing Room
Cloakroom	42'7" x 9'10" x 36'1" x 6'6" (13'3 x 11'2)	32'9" x 6'6" x 19'8" x 9'10" (10'2 x 6'3)
First Floor Landing	Family Bathroom	Ensuite Shower Room
	19'8" x 9'10" x 19'8" x 6'6" (6'3 x 6'2)	19'8" x 29'6" x 19'8" x 22'11" (6'9 x 6'7)
	Second Floor Landing	Single Garage & Off Street Parking
		Enclosed Rear Garden



Directions

Please use the following postcode for Sat Nav guidance - PE9 2ZA



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 391 sq.ft. FLOOR 2 391 sq.ft. FLOOR 3 316 sq.ft.
 TOTAL : 1,098 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89
(81-91)	B	78
(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	