



15B HIGH STREET

WALTHAM ON THE WOLDS, MELTON MOWBRAY, LE14

4 A 1 1

£1,995 Per month

Part furnished

The Stables of Waltham on the Wolds offers a rare opportunity to reside in this three bedroom detached character property located at the end of a gated driveway in the highly regarded village of Waltham on the Wolds. The property retains many character features to include beamed valuted ceilings, original stable doors and has been renovated to a high standard to include solid oak casement windows, oil fired underfloor heating and a hardwood kitchen with granite worktops with fully integrated appliances.

In brief the property comprises of breakfast kitchen, dining room, large sitting room, two downstairs bedrooms both of which have ensembles, family bathroom and to the first floor there is a small office area and double bedroom. Outside there is a large driveway with parking for several cars and a large private garden at the rear.

Waltham is a well serviced village with great links to Grantham and Melton. Grantham has a direct train link to London St Pancras which takes approx one hour.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

BREAKFAST KITCHEN : (11.05 x 20.02 ft) Entered via a solid oak glazed door to a luxury kitchen comprising a range of solid wood eye and base units, granite worktops, wine cooler, breakfast bar, integrated electric oven and microwave, integrated freezer and fridge, ceramic sink with chrome tap, integrated dishwasher, freestanding Belling electric range oven, grant oil fired boiler, travertine flooring.

DINING ROOM : (11.05 x 10.02 ft) with travertine flooring.

INTERNAL HALLWAY : with understairs cupboard, stairs to first floor bedroom, oak doors leading onto patio area and further storage cupboard.

BEDROOM ONE : (11.05 x 7.11 ft) A double ground floor bedroom with kardean flooring and door to ensuite.

ENSUITE : with low flush WC, mixer shower with rainfall head, ceramic sink on vanity unit, chrome towel rail and travertine flooring and splashbacks.

BATHROOM : A modern suite comprising of low flush WC, double sinks on vanity unit with granite top, oval bath with raised chrome tap, chrome towel rail, large shower enclosure with travertine splashbacks and flooring.

BEDROOM TWO : (20.11 x 11.04 ft) A large double ground floor bedroom with karedean flooring, bath to main bedroom and vaulted ceiling and door to ensuite.

ENSUITE : with shower enclosure, low flush WC, sink on vanity unit, towel rail and travertine tiled flooring and walls.

SITTING ROOM : (19.05 x 14.01 ft) A spacious sitting room with vaulted ceiling, two crystal chandeliers, two sets of oak patio doors opening out onto the private gardens, velux windows and Kardean flooring.

STAIRWELL/OFFICE AREA : Stairwell leading into a large landing with space for a small office area.

BEDROOM THREE : (11.02 x 13.07 ft) A first floor double bedroom with kardean flooring, velux windows and vaulted ceiling.

OUTSIDE : To the front there is a private driveway with ample parking for several cars. To the rear there is a large mature garden mainly laid to lawn with large patio area, decked area all of which is enclosed by mature hedging, fencing and dry stone walling.

LOCATION

To locate the property take Thorpe Road out of Melton and pass through Thorpe Arnold. Continue to

Waltham and as you enter Waltham you will pass the school on your left hand side. The property is located 100 yards further on your right hand side before the Regent Services Garage behind a gated entrance. The property can then be found at the top of the driveway.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtain poles only.

Council Tax : Melton Borough Council : Band E.

Deposit : £2,300

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water and drainage. Oil fired heating (any remaining oil must be purchased by the ingoing tenant at point of signing for property).

EPC : Band E.

A PET MAY BE PERMITTED AT THE PROPERTY AT THE LANDLORDS DISCRETION SUBJECT TO AN INCREASED RENT OF £25 PCM ON THE RENT.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).



TERMS

RENT:	£1,995 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£2,301
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band E
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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