



1B NURSERY LANE
HOLWELL, MELTON MOWBRAY, LE14 4UF

£995 Per month
Unfurnished

A spacious and newly decorated two/three bedroom DETACHED contemporary house located in the quiet rural hamlet of Holwell near Melton Mowbray. The property benefits from recent redecoration, new carpets, a new gas fired boiler and outstanding views.

The property comprises of entrance hall, large sitting room, downstairs bedroom, kitchen and a downstairs bathroom. Upstairs the property benefits from two further bedrooms and a shower room. Outside there is off street parking for 2 cars via a gravelled driveway, lawn to side and a rear patio garden with raised borders.

Holwell is a rural village located 4 miles from Melton to the North with good links to the A46 and Nottingham.

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

ENTRANCE HALL : Entered via uPVC door to entrance hall with stairwell to first floor, tiled flooring, radiator.

SITTING ROOM : A spacious room with radiator and double doors to conservatory.

CONSERVATORY : With pair of doors leading to outside and tiled flooring.

KITCHEN : A modern kitchen comprising a range of eye and base level units, laminate work surfaces, integrated gas hob and electric oven, stainless steel extractor fan, space for under counter fridge and washing machine, tiled flooring and radiator.

DOWNSTAIRS BATHROOM : A three piece suite comprising of bath, low flush WC, sink, cupboard housing gas fired combi boiler, towel rail, radiator, tiled flooring and splashbacks.

BEDROOM ONE : A downstairs double bedroom with radiator.

BEDROOM TWO : A double bedroom situated upstairs with double doors opening out to a Juliet balcony offering outstanding views.

BEDROOM THREE : A double bedroom situated upstairs.

SHOWER ROOM : Comprising of shower enclosure, low flush WC, heated towel rail, sink, vinyl flooring and tiled splashbacks.

OUTSIDE : Off street parking to block paved driveway with small lawn area to side. To the rear there is a patio garden with raised beds.

LOCATION

To locate the property head out of Melton on Nottingham Road, proceed down Potter Hill and then pass through Ab Kettelby. On passing the Sugar Loaf public house on your left bear left onto Clawson Lane and then take the first turning on your right onto Nursery Lane. Proceed along this road and the property can then be found on your right hand side.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtain tracks only.

Council Tax : Melton Borough Council : Band D.

Deposit : £1,326

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

Services : Mains electricity, water, gas and drainage.

EPC : C rating.

PETS : ONE DOG OR CAT MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.

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

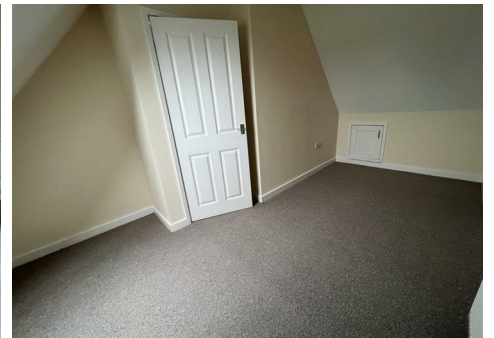
REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

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

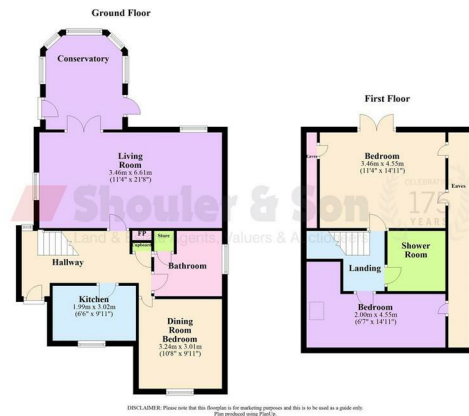
WHAT3WORDS

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TERMS

- RENT:** £995 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £1,148
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band D
- EPC:** This property has an Energy Performance Rating Band C.
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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