



26E ASFORDBY ROAD  
MELTON MOWBRAY, LE13 0HR

£725 Per month  
Unfurnished

Laurineknowe Villa offers a truly unique opportunity to reside in a one bedroom house with yard to rear. The period residence was sympathetically renovated in 2022 and the property is housed within an imposing Victorian building on Asfordby Road in the heart of Melton Mowbray.

The property benefits from a fully fitted kitchen and bathroom, modern efficient electric heating and is conveniently located within walking distance of Melton town centre.

The property has been renovated to a high standard to include new uPVC double glazed windows, modern electric panel and storage heaters, a fully fitted kitchen with oven, hob and space for further appliances, a three piece shower room and the property also benefits from secure gated off street parking to the rear for 2 cars.

In brief the property comprises of a living room, kitchen and shower room to the ground floor and upstairs has a double bedroom.



Viewing strictly by appointment with  
the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 1 bedroom House - End Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### LOUNGE (15.09 x 9.00 ft)

With ceiling spotlights, new carpet, modern electric storage heater, uPVC door to yard and door to hallway.

### HALLWAY

with understairs storage cupboard and stairs to first floor bedroom.

### KITCHEN/DINING ROOM (9.08 x 10.08 ft)

A fully fitted kitchen comprising a range of dove grey eye and base level units, wood effect laminate work surfaces, space for washing machine, space for fridge freezer, integrated electric hob and oven, stainless steel extractor fan, electric heater, ceiling spotlights, duck egg blue metro tiled splashbacks, space for small dining table and newly installed victorian tile effect vinyl flooring.

### DOWNSTAIRS SHOWER ROOM

Comprising of a low flush WC with concealed cistern, sink built into vanity unit, chrome wall mounted electric towel rail, corner shower enclosure with electric shower and marble effect aquaboard splashbacks, ceiling spotlights and victorian tile effect vinyl flooring.

### BEDROOM (9.10 x 14.00 ft)

A first floor double bedroom with electric heater and beamed ceiling.

### OUTSIDE

To the rear the property offers secure gated parking for 2 cars with one visitors space. The property also benefits from an enclosed indian sandstone yard.

### LOCATION

To locate the property take Asfordby Road out of Melton (A6006). At the junction once you enter this road the apartments can be found almost opposite Brooksby Melton Cottage on your right hand side.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council - Band A.

Deposit : £836

Services : Main Electric, Water and Drainage.

EPC : Rating D

STRICTLY NO PETS PERMITTED.

Internet : ADSL and Fiber Available.

Viewings : Strictly by appointment with Shouler & Son .

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL internet only.

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

Bins : Tenants have a shared responsibility to ensure that the bins are taking out to the roadside every Thursday evening and brought back in on a Friday evening.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent )

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

DISCLAIMER



## TERMS

<b>RENT:</b>	£725 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£836
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	59
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	