



129 SANDY LANE
MELTON MOWBRAY, LE13 0AW

£1,125 Per month
Unfurnished

A well presented and spacious three bedroom property located on the outskirts of Melton at the end of Sandy Lane. The property benefits from a newly fitted kitchen and new carpets throughout and also has uPVC double glazing, gas fired heating, single garage and a rear garden.

The property comprises of entrance porch, hallway, spacious sitting room, newly fitted kitchen/diner and upstairs there are three bedrooms, WC, bathroom and outside a driveway, garage and rear garden.

Rent is inclusive of water rates.

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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

PORCH : entered via uPVC door to porch with further door to hallway.

ENTRANCE HALL : with radiator, cloakroom cupboard and stairwell to first floor landing.

KITCHEN (12.11 x 12.03 ft) a newly fitted shaker kitchen comprising a range of eye and base level units, marble effect worktops, stainless steel sink, space and plumbing for dishwasher and washing machine, wall mounted gas combi boiler, integrated gas 5 burner hob, integrated electric oven, integrated hotpoint extractor fan, tiled splashbacks, full length radiator and parquet effect vinyl flooring.

DINING ROOM/RECEPTION TWO : (14.10 x 9.10 ft) an open plan dining area, radiator, door to garden and parquet effect vinyl flooring.

SITTING ROOM : (12.05 x 20.05 ft) a large room with oak effect engineered floor, radiator, window overlooking front garden and electric fire and timber glazed door to small office.

SMALL OFFICE AREA : with window overlooking garden, radiator and laminate flooring.

LANDING : with loft hatch (not to be used) and radiator.

WC : with low flush WC, ceramic sink and tiled walls.

BATHROOM : with sink pedestal, bath with screen and electric shower, fully tiled walls, heated towel rail and store cupboard.

BEDROOM ONE : (14.05 x 8.06 ft) a rear facing double bedroom with closet and radiator.

BEDROOM TWO : (13.09 x 9.00 ft) a front facing double bedroom with radiator.

BEDROOM THREE : (8.00 x 9.01 ft) a small double front facing bedroom with radiator and over stair storage cupboard.

GARAGE : a single garage with power and light.

OUTSIDE : To the front there is parking via driveway. Please note that the tenants are responsible for maintaining the front lawns. The rear garden is mainly laid to lawn with patio and decked area and small brick store.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some blinds/curtains only.

Gardens : The tenants are responsible for also maintaining the front garden/grass area.

Water : Rent is inclusive of water rates.

INTERNET : ADSL and Fibre broadband available.

Council Tax : Melton Borough Council : Band C.

Deposit : £1,298

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

Services : Mains electricity, gas, water, drainage.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : Band D

PETS : A small to medium dog may be considered at discretion of landlord subject to damage rectification clause in the agreement and at an increased rent of £25 PCM.

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



TERMS

RENT:	£1,125 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,298
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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
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/



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

