



**26A ASFORDBY ROAD  
MELTON MOWBRAY, LE13 0HR**

**£795 Per month  
Unfurnished**

Laurineknowe Villa offers a truly unique opportunity to reside in this unique and character filled one bedroom semi detached house. The spacious period residence is located within an imposing Victorian building on Asfordby Road in the heart of Melton Mowbray.

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

The property retains many of its stunning character features to include original minton tiled flooring to the kitchen and hallway, high ceilings with original plaster coving and ceiling roses and picture rails.

The property also has 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 2 parking spaces to the front.

In brief the property comprises of an entrance hall, sitting room, internal hallway, kitchen, large landing,



**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 - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE LOBBY

Entered via a hardwood door into a entrance lobby with victorian tile effect vinyl flooring, original stained glass leaded glass panels, uPVC door to sitting room.

### SITTING ROOM (14.05 x 12.00 ft)

A well proportioned room with high ceilings, picture rails, plaster coving, ceiling rose, crystal chandelier, electric storage heater.

### INTERNAL HALLWAY

With stairs to first floor landing, original Minton tiled flooring, coving, ceiling rose and door housing electric meters to the apartments (meter readings may be required at intervals as requested for other apartments).

### KITCHEN

A fully fitted traditional kitchen comprising a range of grey units with wood effect laminate work surfaces, electric panel heater, electric hob with electric integrated oven, stainless steel extractor fan, stainless steel sink with hot and cold chrome mixer tap, wall shelving, stained leaded glass paneling, space for washing machine, space for fridge freezer, traditional bottle green tiled splashbacks and spotlights.

### STAIRWELL/LANDING

A large landing with coved ceilings and loft hatch (not to be used).

### BEDROOM (14.05 x 12.00 ft)

A large double bedroom with two alcoves, coving and electric panel radiator.

### SHOWER ROOM

A spacious three piece suite comprising of low flush WC, corner shower enclosure with mixer shower,

### OUTSIDE

There is parking to the front of the building for 2 vehicles.

### LOCATION

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

### 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 license 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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and blinds only.

Council Tax : Melton Borough Council - Band A .

Services : Main Electric, Water and Drainage.

EPC : Rating E.

**STRICTLY NO PETS PERMITTED.**

**METERS :** Meter readings will be requested at intervals from the agent as all meters to apartments are located in the under stair cupboard of 26a.

Internet : ADSL and Fibre Available.

Deposit : £917

INTERNET : ADSL and Fibre broadband available.

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

**VIEWINGS :** Strictly by appointment with Shouler & Son only.



## TERMS

<b>RENT:</b>	£795 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£917
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band E. 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>
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