



32 THE PADDOCKS

WALTHAM ON THE WOLDS, LE14 4AT

£775 Per month

Unfurnished

A TWO bedroom mid terrace property situated in the in this sought after village. Having uPVC double glazing and modern electric heating throughout, the accommodation briefly comprises a lounge/diner, conservatory, modern kitchen, two bedrooms and a bathroom. Outside there are lawned gardens to the front and rear and the property is accessed from the residents parking area where there are two allocated parking spaces.

The property would ideally suit a professional individual or couple looking for a village based property with good links to Grantham and Melton.

The village has amenities to include a primary school, public house and store/deli with post office.

Please Note : *The property has had new carpets fitted in the sitting room, HSL and both bedrooms along with a new Georgian style uPVC conservatory with an apex roof, which has been installed in early Oct 2024*



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with door and stairs to first floor landing.

KITCHEN with a range of high gloss wall and base units stainless steel sink and drainer unit as set in a granite effect laminate worksurfaces, tiled splashbacks, inset ceramic hob with electric oven under and pull-out extractor over, plumbing for a washing machine, and space for an under counter fridge.

LOUNGE/DINER (14'7" x 12'4") with understairs storage cupboard, modern electric heater and sliding doors to:

CONSERVATORY (8'6" x 6'11") with laminate flooring and double doors to garden. (to be replaced with uPVC)

STAIRS TO FIRST FLOOR LANDING with cupboard housing hot water cylinder with immersion heater, leading to:-

FRONT LARGE DOUBLE BEDROOM (12'5" x 12'4" max) with fitted wardrobe and an electric heater.

REAR SINGLE BEDROOM (11'11" x 5'11" max) with electric heater.

BATHROOM with white suite comprising bath with Mira shower and screen over, wash basin and w.c., part tiled walls, electric wall heater and a heated towel rail.

OUTSIDE Lawned gardens to both front and rear. Two allocated parking spaces.

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).

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 some curtains and blinds only.

Council Tax : Melton Borough Council : Band B.

Deposit : £894

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

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, water and drainage.

EPC : E rating.

STRICTLY NO PETS PERMITTED

LOCATION

To locate the property, leave Melton town centre via Thorpe Road and pass through the village of Thorpe Arnold. On entering Waltham on the Wolds, continue straight on and turn right at the crossroads in the centre of the village onto High Street. Take the second left onto Burgins Lane and The Paddocks will be found on your left hand side. Follow the cul-de-sac all the way round and No. 32 is accessed on foot from the residents' parking area.



TERMS

- RENT:** £775 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £894
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band B
- EPC:** 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: <https://www.gov.uk/find-energy-certificate>
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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) A			90
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	