



**24 SANDY LANE**  
MELTON MOWBRAY, LE13 0AW

**£775 Per month**  
Unfurnished

A great opportunity to reside in this energy efficient TWO bedroom end terrace which benefits from gas fired heating, uPVC double glazing, off street parking and a large rear garden.

The accommodation briefly comprises lounge, ground floor cloakroom/w.c., kitchen, two bedrooms and a shower room. Outside there are gravelled gardens to the front and rear, and two off-road parking spaces are available in the adjoining car park.

This home would provide ideal accommodation for a professional person or couple looking for a convenient location within walking distance of the town centre.

Melton Mowbray is a thriving market town with various shops to include boutiques, restaurants, bars, cafes, doctors surgery, train station, several schools and parks and has great links to both Nottingham and Leicester.



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



# 2 bedroom House - Terraced



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL leading to :

LOUNGE : with tiled flooring, radiator and stairs to first floor.

CLOAKROOM/WC : with pedestal wash basin and w.c.

KITCHEN : with a range of wall and base units, stainless steel sink unit as set in slate effect roll top laminate work surface, space for electric oven, cooker hood, space for washing machine, space for an under counter fridge freezer, wall mounted gas-fired combi central heating boiler and a radiator and door to back garden.

STAIRCASE AND LANDING : leading to:-

FRONT DOUBLE BEDROOM : with a radiator.

REAR SINGLE BEDROOM : with a radiator.

SHOWER ROOM : with shower in double cubicle, pedestal wash basin, w.c. and a radiator.

OUTSIDE : Gravelled gardens to front and rear and two off-road parking spaces in adjoining car park to rear.

### LOCATION

To locate the property, take Burton Road out of Melton. After passing over the railway bridge, take the first right onto Ankle Hill. At the top of the hill, turn left into Sandy Lane. The property can be found approximately 200 yards along on your right-hand side

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains 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, gas, water and drainage.

EPC : C rating. (New EPC on order)

A SMALL DOG WOULD BE CONSIDERED at the discretion of the landlord subject to £25 PCM more on the rent and a damage rectification clause added to the agreement. We would also expect the carpets to be cleaned prior to vacation to ensure they are free from fur/odours/fleas.

### 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

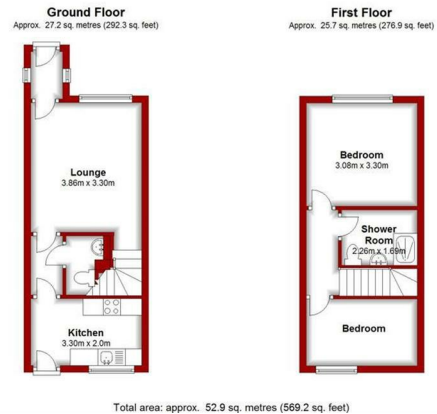
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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.



## 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 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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**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>		80	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	