



## 1 CHURCH LEA

BURTON LAZARS, MELTON MOWBRAY, LE14 2UB

# £1,125 Per month

Part furnished

A well presented and spacious THREE bedroom DETACHED bungalow located in a quiet cul de sac in the sought after village of Burton Lazars.

The property benefits from timber double glazing, gas fired central heating and a modern bathroom.

In brief the property comprises of entrance porch, hallway, three bedrooms, ensuite, master bathroom, lounge/dining room, kitchen, utility, singel garage and a large mature rear garden.

Burton Lazars is a quiet village situated 2 miles to the south of Melton Mowbray with good links to the A1 and Oakham.

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

# 3 bedroom Bungalow - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

Entered via a wooden door to porch with further door to hallway with a radiator.

### LOUNGE/DINING ROOM

A spacious room with feature fireplace, Valor Homeflame gas log effect fire and three radiators.

### KITCHEN

A fully fitted kitchen with light oak base and eye level units, single drainer stainless steel sink unit, four burner gas hob and electric extractor hood, integrated electric oven, built-in refrigerator, pantry and a radiator.

### UTILITY ROOM

With base level units and worksurfaces with single drainer stainless steel sink unit, radiator and external door to garden.

### BEDROOM ONE

Master double bedroom with built-in cupboard, built in wardrobe, radiator and door to ensuite.

### ENSUITE

An ensuite with pedestal wash basin, low flush w.c., shower in cubicle and a radiator.

### WC

Comprising of WC and a radiator

### BEDROOM TWO

A single bedroom with a radiator.

### BEDROOM THREE

A double bedroom with built-in wardrobe and a radiator.

### BATHROOM

With fitted suite comprising of sink pedestal, panelled bath with shower over and tiled splashback.

### OUTSIDE

Brick garage with up and over door Brick store with wall mounted gas-fired central heating boiler and formica work surface. Lawned gardens to rear with flower borders.

### OTHER INFORMATION

Please note that this property is to let PART FURNISHED which generally means blinds/curtains only.

TENURE : A assured periodic tenancy is offered.

SERVICES: Mains electricity, gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son

EPC: This property has an Energy Performance Efficiency Rating Band D. A full copy of the EPC is

available upon request or can be downloaded from: <https://find-energycertificate.digital.communities.gov.uk/>

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.

Council Tax : Melton Borough Council : Band E

Deposit : £1,298

INTERNET : ADSL and Fibre broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report.

Accessibility: All on first floor.

Construction: Brick under tile roof.

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



## TERMS

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