



**30 MAIN ROAD**  
OLD DALBY, MELTON MOWBRAY, LE14 3LR

**£850 Per month**  
Unfurnished

A fantastic opportunity to reside in this well presented and spacious first-floor apartment located in the highly regarded village of Old Dalby, Leicestershire.

The property is surrounded by open countryside and benefits from uPVC double glazing, gas fired central heating and off street parking.

In brief the property comprises of entrance stairwell leading to landing, a large kitchen dining room, living room, two double bedrooms and a modern shower room.

Old Dalby is a well serviced village having a local primary school and a very popular public house/restaurant 'The Crown'. The village has good links to both Leicester and Loughborough via the A46 and Nottingham via the A606.

\*AVAILABLE AS OF AUGUST 2026\*

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 Apartment



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

Outside the property offers an allocated space via a private driveway. Entered into a small reception hallway leading to the first floor landing.

Once up the stairs there is a spacious living room and a large kitchen/dining room with the kitchen having a range of units, laminate work tops and fitted oven and gas hob with extractor over. Such is the size of the room there is also space for a table and chairs. There is also space for fridge freezer and washing machine.

There are two spacious double bedrooms and a large shower room. The shower room has a walk-in shower, WC, and wash hand basin.

### LOCATION

To locate the property enter the village via Old Dalby Lane and proceed past the business park on your left hand side. Go under the railway bridge and as you enter the village the property can be found on your left opposite the turning to Longcliffe Hill.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and blinds only.

Council Tax : Melton Borough Council : Band B.

Deposit : £980

Term : An assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band C.

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 : NA. Please see [www.melton.gov.uk/planning](http://www.melton.gov.uk/planning)

Accessibility: Stairs to 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

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

### 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.



## TERMS

- RENT:** £850 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £980
- 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>
- 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/>



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk  
lettings@shoulers.co.uk

**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>			
(69-80) <b>C</b>		71	78
(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	