



**88 STAVELEY ROAD**  
MELTON MOWBRAY, LE13 0LW

**£900 Per month**  
Unfurnished

A well-proportioned and spacious newly decorated and recarpeted three bedroom semi-detached home overlooking the green and views of the town at the top end of Staveley Road.

Benefitting from far reaching views, the property is presented to a good standard and briefly comprises a large open plan living/dining room, modern kitchen, three first floor bedrooms and a bathroom with separate w.c.. Outside there is a good sized rear garden with lawn, brick store and extensive patio areas. The property has gas central heating and uPVC double glazed windows.

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 House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with door to front and a radiator.

OPEN PLAN LIVING/DINING ROOM (21'7" x 12'5" max) with gas fire in surround, rear patio doors and two radiators.

KITCHEN (10'2" x 10'1" max) with a range of modern wall and base units, wood effect laminate work surfaces, space for freestanding gas oven, 1 ½ stainless steel sink and drainer unit, plumbing for a washing machine, tiled floor and splashback, door to rear and a radiator.

### STAIRS AND FIRST FLOOR LANDING

FRONT DOUBLE BEDROOM (11'11" x 10'6" max) with fitted wardrobe, airing cupboard and a radiator.

FRONT SINGLE BEDROOM (9'1" x 7'9" max) with fitted wardrobe and a radiator.

REAR DOUBLE BEDROOM (11'5" x 9'4") with gas fired central heating boiler and a radiator.

BATHROOM with white suite comprising bath with shower over and wash basin, part tiled walls and a radiator.

W.C. with white w.c. and tiled walls.

OUTSIDE: Good sized rear garden with lawn, numerous patio areas and a brick store. Further lawn to front. Parking is available on the street nearby.

### IMPORTANT PROPERTY INFORMATION

The Property is UNFURNISHED to include some curtains only.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,038

Term : A assured periodic tenancy will be offered from the 1st May 2026 onwards.

Services : Mains electricity, gas, water and drainage.

EPC : Band D

A SMALL to MEDIUM PET IS CONSIDERED at the discretion of the landlord.

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. Please refer to [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.



## TERMS

<b>RENT:</b>	£900 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,038
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<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>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

