



1C GARDEN LANE
MELTON MOWBRAY, LE13 0SJ

£850 Per month
Unfurnished

A modern end townhouse located on a popular residential street to the north of Melton. The property benefits from full gas-fired central heating, uPVC double glazing and has modern fixtures and fittings throughout. The well equipped kitchen included an integrated hob and oven, fridge freezer and a washing machine. Outside there is a lawned garden and two off road parking spaces to the front.

The property comprises of sitting room, kitchen, two bedrooms, bathroom and rear garden.

Ideally situated on the north side of town close to local convenience store.

Tenancy Ceases End of July 2026, Available August 2026

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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE with laminate floor and a radiator.

CLOAKROOM with white suite comprising wash basin and w.c., ceramic floor and a radiator.

KITCHEN with sink unit, roll top laminate work surfaces, a range of wall and base units, gas hob, electric oven and cooker hood, integrated fridge freezer, space for washing machine, tiled splashbacks, ceramic floor and a radiator.

STAIRCASE & LANDING leading to:-

FRONT DOUBLE BEDROOM with laminate floor and a radiator.

REAR SINGLE BEDROOM with laminate floor and a radiator.

BATHROOM with white suite comprising wash basin and w.c., heated towel rail, tiled splashbacks and ceramic tiled floor.

OUTSIDE Lawned garden to rear (now grass and not artificial as shown in photo). Paved patio. Two parking spaces.

LOCATION

To locate the property, take the A606 Nottingham Road out of Melton Mowbray. Take the fourth left into Highfield Avenue and at the top of the hill, turn left into Garden Lane. The property can be located immediately on the right hand side.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some window fittings.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band : B

Deposit : £980

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, gas and drainage.

EPC : C

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: 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 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



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) A			91
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	