

35 MIDDLE LANE

NETHER BROUGHTON, MELTON MOWBRAY, LE14 3HD

£1,175 Per month

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

2 bedroom Bungalow - Detached





Limes Bungalow offers a rare opportunity to reside in a TWO bedroom detached bungalow in a secluded location with a 0.80 acre paddock.

The entire plot inclusive of house and gardens totals 1.07 acres and benefits from gas fired heating, double glazing and a modern kitchen and bathroom.

The property is situated in the sought after village of Nether Broughton with good links to A46 and Nottingham.

There is a gated gravelled driveway to the front with gardens to three sides. The paddock is situated to the side of the property and would be ideal for someone with no more than two horses.









SUMMARY

ENTRANCE HALL : Entered via door with radiator, loft hatch and airing cupboard.

KITCHEN/DINER : (2.95 x 4.83m) Comprising of a range of shaker style eye and base level units, solid oak worktops, integrated fridge, integrated freezer, freestanding dishwasher (not to be maintained or replaced by landlord), ceramic sink with chrome tap, space for washing machine, freestanding electric oven, extractor fan, radiator, wood effect vinyl flooring and ceiling downlights.

SITTING ROOM : (5.48 x 3.67m) A spacious room with radiator, ornamental brick fire surround (fire not in service), double doors opening to garden.

BATHROOM : With low flush WC, panelled bath, heated towel rail, wood effect vinyl flooring.

BEDROOM ONE : (2.97 x 3.38m) A double bedroom with radiator.

BEDROOM TWO : (2.98 x 2.77m) A double bedroom with radiator.

SHOWER ROOM : A modern suite with large shower enclosure, ceramic sink, heated towel rail and wood effecy vinyl flooring.

OUTSIDE : Gated driveway with off street parking for several cars, large lawned gardens.

PADDOCK : Adjoining paddock land totalling 0.8 acres ideal for grazing. No stabling provided however a tenant could look to install a mobile timber horse stable should they wish. No water supply to paddock however a trough could be filled up using water from the residence.

LOCATION

To locate the property from Melton take Nottingham Road out of Melton and proceed through Ab Kettelby, proceed down Broughton Hill and then bare right around the bend, take the second turning on your right into Middle Lane. Bare right around the bend and then turn immediately left into Limes Farm entrance and then left again into a small gravelled driveway. The bungalow can be found at the end of the driveway.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : MBC : Band D.

Deposit : £1,355

Term : An assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : D.

Internet : ADSL and satellite internet available.

Viewings : Strictly by appointment with Shouler & Son.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use. Two horses only are permitted to be kept and grazed within the paddock at any one time.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. Please consult with www.melton.gov.uk/planning

Accessibility: Ground 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

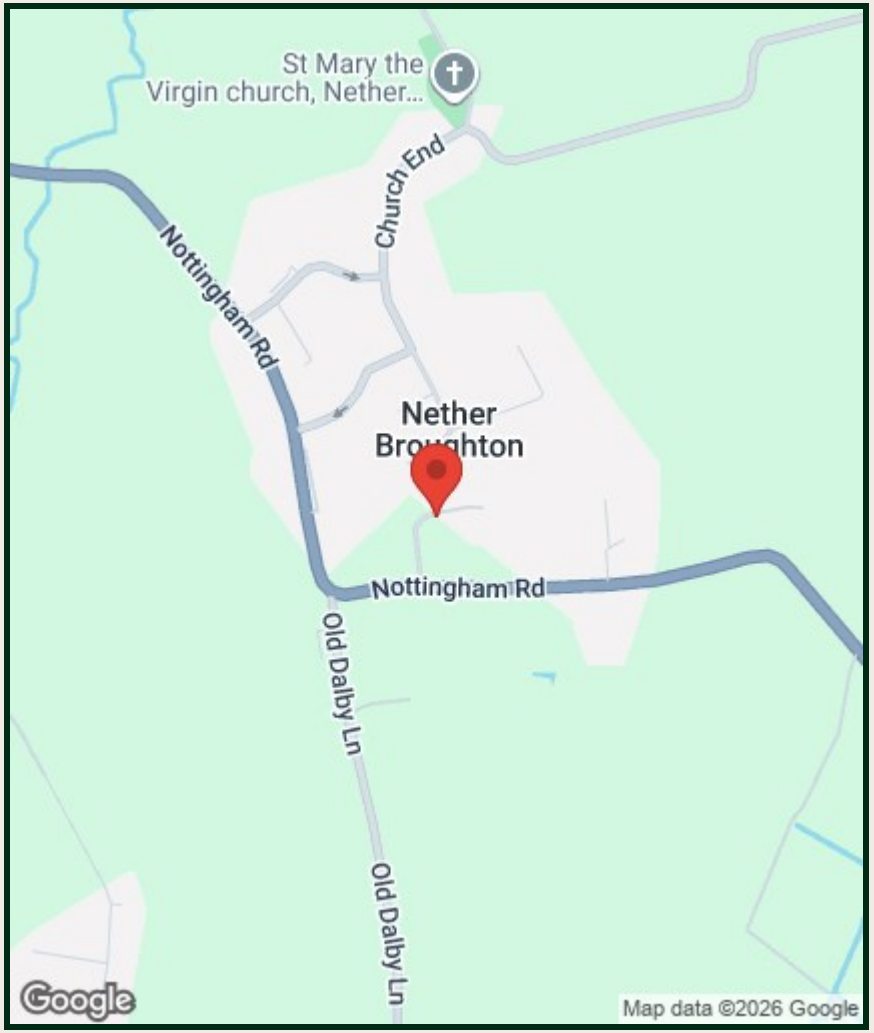
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

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.



RENT: £1,175 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,355

VIEWING: Strictly by appointment with Shoulers LLP,
Tel:- 01664 560181

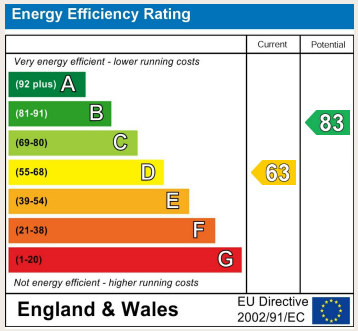
COUNCIL TAX: Melton Council Band D

EPC: This property has an Energy Performance Efficiency Rating Band D.
Ref

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EPC: 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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