



1A MAIN STREET
GREAT DALBY, MELTON MOWBRAY, LE14 2ET

£1,525 Per month
Part furnished

A well presented and spacious THREE STOREY, THREE BEDROOM detached residence situated in the highly regarded village of Great Dalby near Melton Mowbray. The property offers views over open fields and has been finished to a high standard with quality fixtures and fittings, triple glazed windows and gas fired central heating throughout.

Spread across three floors the property comprises of an open plan living kitchen area opening to a spacious hallway, lounge with doors to balcony overlooking open fields, three double bedrooms one of which has an ensuite, a family bathroom, ground floor utility and cloakroom. Outside there is a shared driveway leading to an integral double car port and an enclosed rear garden.

Great Dalby is a sought after village with a primary school and renowned local restaurant/public house with good links to both the A46 and Leicester.

PETS CONSIDERED

Viewing strictly by appointment with
the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with door to front, tiled floor and door to carport.

UTILITY ROOM

with feature wall, white gloss base units, stainless steel sink and drainer unit set in a laminate work surface, tiled floor and splashback, heated towel rail, plumbing for a washing machine, central heating boiler and airing cupboard with water cylinder.

STAIRS

with in-built lighting leading to

FIRST FLOOR LANDING

which is open to:

INTERNAL RECEPTION HALL

14'5 x 7'5 max

with glass partition wall providing views of nearby countryside, tiled floor, recessed spotlights, understairs cupboard, door to side and a radiator. Double doors opening to:

LIVING KITCHEN

23'5 x 12'3 max

with a range of white gloss base units, integrated ceramic hob with electric oven under and digital extractor hood over, floating shelves with built-in lighting, 1 ½ stainless steel sink and drainer unit set in a sparkle effect laminate worksurface, tiled floor and part-tiled splashback, recessed spotlights, doors to rear garden and two radiators.

LOUNGE

19'4 x 11'9

with wood effect laminate flooring, two sets of double doors opening to balcony, glass partition through to internal hallway and a radiator.

CLOAKROOM

with white suite comprising floating washbasin and w.c., pendant lighting, tiled floor and feature tiled splashback and a heated towel rail.

STAIRS AND SECOND FLOOR LANDING

with feature lighting leading to:

MASTER BEDROOM

16'4 x 12'3

with vaulted ceiling and feature lighting, wood effect laminate flooring, roof light, two radiators and door to

EN-SUITE SHOWER ROOM

with white suite comprising floating washbasin and w.c., tiled shower cubicle, roof light, feature tiled floor, recessed spotlights and a heated towel rail.

FRONT DOUBLE BEDROOM

12'1 x 8'8 max

with views over nearby countryside, wood effect laminate flooring, fitted double wardrobes and a radiator.

FRONT DOUBLE BEDROOM

11'9 x 9'4 into wardrobes

with views over nearby countryside, wood effect laminate flooring, fitted wardrobe and a radiator.

BATHROOM

with white suite comprising bath with shower over, washbasin and w.c., tiled floor and splashbacks, recessed spotlights and a heated towel rail.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some blinds/curtain poles only.

Council Tax : Melton Borough Council : Band E.

Deposit : £1,759

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, gas, water and drainage.

EPC : B.

PETS CONSIDERED at landlord discretion at an increased rent of £25 PCM more on the rent.

Viewings : Strictly by appointment with Shouler & Son .

Holding Deposit : Equivalent of one weeks rent inc VAT.

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



TERMS

RENT:	£1,525 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,759
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band E
EPC:	This property has an Energy Performance Efficiency Rating Band B. 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/



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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			92
(81-91) B		84	
(69-80) C			
(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	