



WALTHAM ON THE WOLDS

23A HIGH STREET, LEICESERSHIRE, LE14 4AH

£1,295 p.m.x.
Furnished

A rare opportunity to reside in this spacious limestone built detached bungalow occupying a large plot set back from the road in the sought-after village of Waltham on the Wolds. The property was built in 2002 and offers a quality fitted kitchen and comes fully furnished. The property also has oil-fired central heating and uPVC double glazing. This residence would ideally suit a professional or retired couple looking to live in a quiet village location.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Three bedroom detached bungalow



The accommodation briefly comprises an entrance hall, two reception rooms, large kitchen/diner, utility room, conservatory, three double bedrooms, one with en-suite, and a bathroom. Outside there is a private lawned garden to the rear, large gravelled driveway providing off-road parking for several cars, and a detached double garage with electric door and power and lighting. The property is heated via an oil-fired central heating system and has uPVC double glazed windows and doors.

Viewing highly recommended

ACCOMMODATION

ENTRANCE HALL with cloakroom cupboard, airing cupboard housing immersion heater, two radiators and loft hatch (not to be used).

LOUNGE (17'2" x 16'3") with Calor gas fire and a radiator.

KITCHEN/DINER (17'2" x 10'11") with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate work surfaces, integrated microwave, integrated electric hob, integrated electric oven, canopy extractor fan, integrated fridge, integrated dishwasher, tiled splashbacks, tiled flooring, ceiling down lights and a radiator.

UTILITY ROOM with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate work surfaces, floor mounted oil-fired Worcester Bosch boiler, radiator, built in pantry, freestanding fridge freezer, freestanding washing machine and door to garden.

DINING ROOM (13' x 12'11") with a radiator and doors to conservatory.

CONSERVATORY (12' x 11'9") with tiled flooring, radiator and patio doors to garden.

DOUBLE BEDROOM (12'9" x 12'3") with a radiator, built-in wardrobe and door to **EN-SUITE** with white suite comprising wash basin, w.c., and bath with mixer tap and shower attachment, heated towel rail, tiled flooring and tiled splashbacks.

DOUBLE BEDROOM (14'7" x 9'10") with a radiator.

DOUBLE BEDROOM (12'4" x 14'9") with a built-in wardrobe, and a radiator.

BATHROOM with white suite comprising wash basin, w.c. and walk in corner shower enclosure with electric shower, radiator, heated towel rail, tiled flooring and tiled splashbacks.

OUTSIDE

Large gravelled driveway.

Detached double garage with electric door, power and lighting.

Large private garden to the rear.



GENERAL INFORMATION

WALTHAM has excellent access to Grantham which benefits from a high-speed rail link to London. The village itself has two pubs, a village shop, primary school, village hall, a doctor's surgery and a Church.

The village is just a short drive away from **MELTON MOWBRAY**, a town noted for its strong links to agriculture, and is promoted as the 'Rural Capital of Food' as it is home of the Pork Pie, as well as being one of the six homes of Stilton Cheese. Melton Mowbray benefits from a wide range of independent restaurants, an excellent weekly farmers market, an array of parks, as well as all the amenities to be expected from a town of its size.

TERMS

RENT:	£1,295 per calendar month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,490
TERM:	A six month shorthold tenancy is offered.
SERVICES:	Mains electricity, water and drainage. Calor gas for fire. Any remaining oil must be purchased at the beginning of a tenancy.
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band F.
EPC:	An Energy Performance Certificate has been ordered for this property.
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/

LOCATION

To locate the property from Melton Mowbray, take Thorpe Road out of the town centre. When entering Waltham, turn right at the crossroads and continue along this road for approximately 200 meters. The property can be found shortly after the delicatessen on your left-hand side.

PETS CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

Please note that this property is to let **FURNISHED** which means carpets, curtains and all items of furniture.

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