



10 MAIN STREET

SPROXTON, MELTON MOWBRAY, LE14 4QS

£725 Per month

Unfurnished

Leicester Cottage is a well-presented and spacious THREE bedroom mid terrace cottage located in the sought after village of Sproxton in the Vale of Belvoir. The property benefits from modern fixtures and fittings and underwent a scheme of refurbishment in 2020 to include new carpets, kitchen and bathroom. The property also has uPVC double glazing, oil-fired central heating and a large rear garden. The residence would provide ideal accommodation for a professional couple or family.

Sproxton is located within the Vale of Belvoir with good links to the A1. In brief the property comprises of lounge, kitchen, dining room, study, ground floor bathroom, utility room, three bedrooms and a large rear garden.

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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE (11'2" x 10'3") with an open fire and a radiator.

KITCHEN with a range of modern wall and base units, stainless steel sink and drainer unit as set in roll top wood effect laminate work surfaces, integrated electric hob, integrated electric oven, extractor fan, tiled splashbacks, radiator, door to garden, and vinyl flooring.

DINING ROOM (11.03 x 10'11") with an open fire and a radiator.

UTILITY ROOM with floor mounted oil-fired boiler, space and plumbing for washing machine, space for fridge freezer, and vinyl flooring.

GROUND FLOOR BATHROOM with white suite comprising wash basin, w.c. and bath with electric shower over, radiator, tiled splashbacks and vinyl flooring.

STUDY (9'11" x 9'4") with a radiator and STAIRCASE TO FIRST FLOOR LANDING with a large airing cupboard housing immersion tank, leading to:-

DOUBLE BEDROOM (11'2" x 10') with a radiator.

DOUBLE BEDROOM (11'2" x 10'3") with a radiator.

SINGLE BEDROOM (10' x 9'5") with a radiator.

OUTSIDE To the rear there is a large mature lawned garden and patio area to rear. (Please note the garden is not secure for a dog) On road parking.

LOCATION

To locate the property, take the A607 out of Melton. When in Waltham, turn right at the crossroads and continue on this road out of the village and through Stonesby until you reach Sproxton. Turn right at the junction into the village and the property can be found approximately 150 meters on your left hand side

TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS AND CURTAIN POLES ONLY.

Council Tax : Melton Borough Council : Band C.

Deposit : £836

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

Services : Mains electricity, water and drainage. Any remaining oil must be purchased at the start of the tenancy.

EPC : Band E.

A SMALL PET WOULD BE 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.

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 £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.

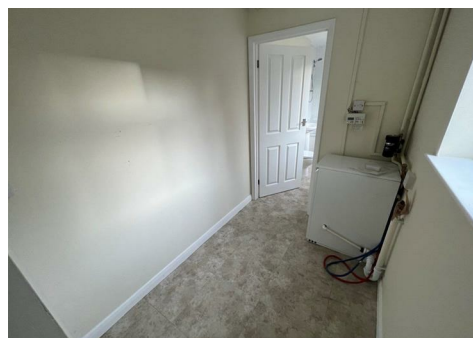
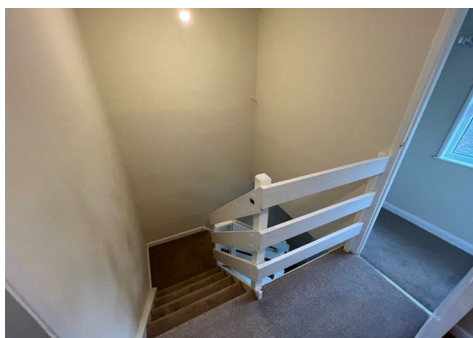
Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord 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).



TERMS

RENT:	£725 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£836
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band E. Ref 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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EPC: This property has an Energy Performance Rating. A copy is available upon request.

