



15A MELTON ROAD

WALTHAM ON THE WOLDS, MELTON MOWBRAY, LE14

£1,750 Per month

Unfurnished

The Granary of Waltham on the Wolds offers a rare opportunity to reside in this SPACIOUS THREE STOREY and beautifully appointed FIVE bedroom cottage situated down a gated driveway and located in the highly regarded village of Waltham on the Wolds near Melton Mowbray.

The property benefits from a high level of finish throughout to include hardwood doors, fully fitted kitchen with range oven, timber double glazing, oil fired heating, double garage and a private rear garden.

In brief the property comprises of entrance hallway, breakfast kitchen, sitting room, dining room/second reception, stairwell/landing, four bedrooms to the first floor, family bathroom, and the master bedroom to the third floor complete with ensuite.

Waltham on the Wolds is ideally situated on the A607 with good links to the A1 and Grantham which has a direct train link to London which takes around an hour. Waltham has a highly regarded primary school, renowned public house and a deli.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

[www.shoulers.co.uk](http://www.shoulers.co.uk)

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 5 bedroom House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALLWAY :** Entered via a hardwood door with intercom system for gate, timber door leading to back garden, radiator and engineered timber flooring, storage cupboard and stairs to first floor landing.

**BREAKFAST KITCHEN :** (12.07 x 14.00 ft) A contemporary kitchen comprising of a range of eye and base shaker units, solid oak worktops, ceramic butler sink with chrome tap, integrated dishwasher, integrated washing machine, integrated binstore system, Leisure Cookmaster Range Electric oven, extractor fan, under counter lighting, integrated Lamona electric oven and microwave, large floor length pantry cupboards, large integrated fridge and freezer, radiator, ceiling spotlights, space for a table and a ceramic travertine style flooring.

**DINING ROOM/RECEPTION ROOM TWO :** (7.05 x 13.11 ft) A dining room with radiator and spotlights.

**SITTING ROOM/RECEPTION ONE :** (15.01 x 17.01 ft) A spacious room with radiator, spotlights and engineered wood flooring.

**STAIRWELL/LANDING :** With a large statement crystal chandelier, radiator x 2, cupboard housing hot water tank, stairs to third floor, timber double glazed doors leading to garden area.

**BEDROOM ONE :** (11.09 x 12.04 ft) A double bedroom with radiator, spotlights and two inbuilt wardrobes.

**BEDROOM TWO :** (14.07 x 10.03 ft) A double bedroom with radiator and storage cupboard and spotlights.

**FAMILY BATHROOM :** A modern suite comprising of a four piece suite to include low flush WC, ceramic sink sitting on quartz top vanity cupboard, freestanding oval form bath with raised chrome tap, chrome towel rail and a large shower enclosure with rainfall head and textured grey tiled splashbacks, ceiling spotlights and slate effect ceramic tiled flooring.

**BEDROOM THREE :** (8.06 x 12.10 ft) A double bedroom with radiator and spotlights.

**BEDROOM FOUR :** (11.09 x 13.01 ft) A double bedroom with spotlights, radiator.

**BEDROOM FIVE (THIRD FLOOR) :** (16.02 x 11.10 ft) A double bedroom with timber foot detail, radiator, velux windows and door to ensuite.

**ENSUITE :** A modern suite with low flush WC, ceramic sink pedestal, shower enclosure with large rainfall head, textured tiled splashbacks, spotlights and slate effect ceramic flooring.

**OUTSIDE :** There is a large double garage with power and light and parking space to side and front of property. To the rear there is a large lawned garden with decked area all enclosed by mature trees. Oil tank located within garden.

### LOCATION

To locate the property take Thorpe Road out of Melton and pass through Thorpe Arnold. Continue to Waltham and as you enter Waltham you will pass the school on your left hand side. The property is located 100 yards further on your right hand side before the Regent Services Garage behind a gated entrance. The property can then be found on up the driveway on your left hand side.

### 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).

#### IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band F.

Deposit : £2,019

Term : A 6 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water and drainage. Oil fired heating (any remaining oil must be purchased by the incoming tenant at point of signing for property).

EPC : Band E.

A SMALL/MEDIUM DOG MAY BE PERMITTED AT THE PROPERTY AT THE LANDLORDS DISCRETION SUBJECT TO AN INCREASED RENT OF £25 PCM ON THE RENT.



## TERMS

<b>RENT:</b>	£1,750 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£2,019
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band F
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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