



**1 LAUREL WAY**  
BOTSFORD, NOTTINGHAM, NG13 0FP

**£1,375 Per month**  
Unfurnished

A substantial four bedroom detached property located within a quiet cul-de-sac in the sought after village of Bottesford in the Vale of Belvoir. The property benefits from a recently fitted bathroom, ensuite and double glazing and also has a modern kitchen, gas fired heating and an integral garage.

The property comprises of entrance hall, kitchen, dining room, sitting room, conservatory, utility room, WC, four bedrooms, family bathroom, one ensuite, off street parking to the front and a mature rear garden.

Bottesford is a popular village located in the heart of the Vale of Belvoir which local amenities include a local public house, cafes, restaurants, convenience stores and schooling.

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

# 4 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL :** Entered via a composite door with radiator and stairs to first floor landing.

**SITTING ROOM :** (17.01 x 10.04 ft) A spacious room with two radiators, bay window, coal effect gas fire and double timber doors opening to dining room.

**DINING ROOM :** (8.10 x 10.11 ft) With sliding patio doors to conservatory and radiator.

**CONSERVATORY :** A uPVC conservatory with tiled flooring and double doors opening out to the garden.

**KITCHEN :** A modern fitted kitchen comprising of a range of eye and base level units, integrated electric oven and gas hob, space for dishwasher and under counter fridge, wood effect worktops and composite sink, stainless steel extractor fan, radiator.

**UTILITY ROOM :** With wood effect worktops, eye level units, wall mounted gas boiler, door to garden, tiled splashbacks.

**WC :** Comprising of low flush WC, wall mounted sink and tile effect vinyl flooring.

**LANDING :** A large galleried landing with access to left via hatch, door to airing cupboard with immersion water tank.

**BEDROOM ONE :** (12.03 x 14.02 ft) A double bedroom with radiator and door to ensuite :

**ENSUITE :** A refitted ensuite comprising of low flush WC, ceramic sink cupboard, shower enclosure with mixer shower, fully tiled marble effect walls, ceiling downlights and wood effect laminate flooring.

**BEDROOM TWO :** (9.04 x 10.02 ft) A double bedroom with radiator overlooking the garden.

**BEDROOM THREE :** (7.00 x 9.03 ft) A single bedroom with radiator.

**BATHROOM :** A refitted suite comprising of low flush WC, sink, p-shaped bath with mixer shower, fully tiled marble effect walls, ceiling spotlights.

**BEDROOM FOUR :** (9.02 x 11.06 ft) A double bedroom with radiator.

**OUTSIDE :** There is a single integrated garage with a driveway to the front providing off street parking and a small lawned garden. To the rear there is a mature garden mainly laid to lawn with patio area.

### LOCATION

As entering Bottesford from Nottingham Road turn left onto Longhedge Lane and then at the end of the road turn right onto Bowbridge Lane. Then take the 1st turning on your right into Laurel Way and the property will be found on your left hand side.

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council - Band D.

Pets : A single small dog would be considered at the landlords discretion subject to an increased rent of £25 PCM and a professional carpet cleaning clause will be within the contract.

Deposit : £1,586

Term : An initial 12 month assured shorthold tenancy is offered thereafter a periodic tenancy.

Services : Main Electric, gas, water and drainage.

EPC : Rating D.

### 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

<b>RENT:</b>	£1,375 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,586
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band D. 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>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

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

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

