



**1 GARTHORPE DRIVE**  
MELTON MOWBRAY, LE13 1EX

**£1,050 Per month**  
Unfurnished

A well-presented and spacious THREE bedroom DETACHED residence occupying a generous corner position just off Baldock's Lane on the south side of the town. The property benefits from gas-fired central heating, uPVC double glazing and a separate home office.

The accommodation briefly comprises a kitchen, two reception rooms, three bedrooms and a bathroom with separate w.c. To the side there is a gated block paved driveway leading to a detached single garage with office to the rear. There are also lawned gardens to two sides and a courtyard area.

The property would ideally suit a professional individual or couple looking for a property on the south side of Melton with good links to Melton town center and Oakham.

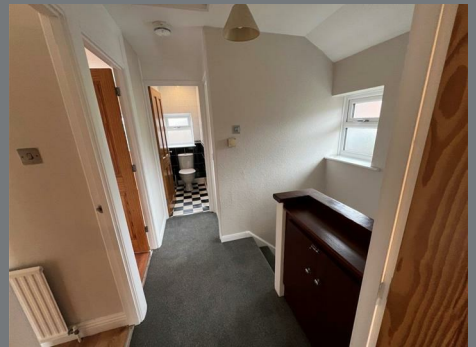
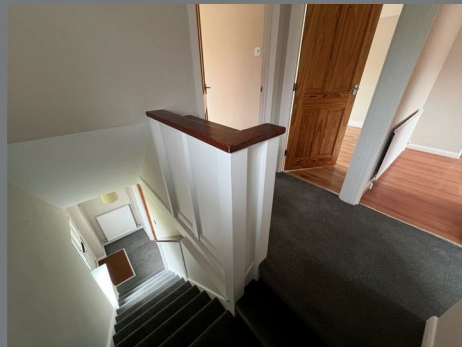
Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



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

# 3 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with uPVC door, stairs and a radiator.

LOUNGE with laminate flooring, electric fire in surround, built-in storage and a radiator.

DINING ROOM with tiled floor, sliding patio doors to courtyard and a radiator.

KITCHEN with a range of wall and base units, sink and drainer set in a laminate work surface, freestanding cooker with pull-out extractor hood over, tiled floor and splashback, upvc door to driveway, plumbing for a washing machine and dishwasher, gas fired central heating boiler and a radiator.

FIRST FLOOR LANDING with cupboard, leading to:-

DOUBLE BEDROOM with laminate flooring and a radiator.

DOUBLE BEDROOM with laminate flooring, fitted wardrobe and a radiator.

SINGLE BEDROOM with laminate flooring, built-in boxing above stairwell and a radiator.

BATHROOM with white suite comprising wash basin and a bath with shower over, tiled walls and a heated towel rail.

W.C. with white w.c. and tiled walls.

OUTSIDE : Lawned gardens to two sides. Gated off road parking leading to single garage with office to rear with power and lighting. Courtyard with timber shed.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS, CURTAINS ONLY.

Council Tax : Melton Borough Council : Band C.

Deposit : £1,211

Term : A 12 month assured short hold tenancy is offered with a motly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

A SMALL DOG OR CAT MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.

Internet : ADSL and Fibre broadband available.

### LOCATION

To locate the property, take Burton Road out of the town centre. Turn left onto Baldock's Lane and then turn right onto Buckminster Close. The property can be found on the corner of Garthorpe Drive.

### 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 Â£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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



## TERMS

<b>RENT:</b>	£1,050 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,211
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C
<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>
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