



**12 HAWTHORN CLOSE**  
OLD DALBY, MELTON MOWBRAY, LE14 3LN

**£1,000 Per month**  
Part furnished

A rare opportunity to reside in this well presented TWO bedroom DETACHED bungalow located in a quiet cul-de-sac in the highly regarded village of Old Dalby.

The property benefits from uPVC double glazing, oil fired central heating, wood burning stove, solid wood kitchen units and a mature rear garden.

The village benefits from a well reputed local pub/restaurant 'The Crown' and a sought after primary school.

In brief the property comprises of entrance hallway, lounge, two double bedrooms, a kitchen diner, shower room, single garage, off street parking and mature well planted gardens to the front and the rear.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
**www.shoulers.co.uk**



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



## 2 bedroom Bungalow - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

Entered via a uPVC door with radiator and access to loft (not included within tenancy).

### LOUNGE (13.11 x 13.11 ft)

With wood burning stove on slate hearth with sliding patio doors overlooking the mature gardens and a radiator.

### KITCHEN/DINER (13.11 x 13.00 ft)

Comprising a range of solid wood newly painted eye and base level units, laminate work surfaces with ceramic sink with mixer tap, space for electric oven, floor mounted grant oil fired boiler, shelving unit, space for fridge freezer, radiator and space for a dining table.

### UTILITY

With ceramic wall mounted butler sink with space and plumbing for a washing machine and tumble drier, with tiled flooring and uPVC door to garden and pantry/store room.

### BEDROOM ONE (12.11 x 10.01 ft)

A double bedroom with a bank of fitted wardrobes and vanity dressing table and radiator.

### BEDROOM TWO (13.07 x 8.09 ft)

Double bedroom with radiator.

### SHOWER ROOM

A three piece suite comprising of a shower enclosure with electric shower, sink, low flush WC and airing cupboard housing immersion water tank.

### OUTSIDE

To the front there is a mature front garden with lawned area with a range of well planted borders. There is off street parking for 2 cars and also a single garage with power and light connected. To the rear there is a mature lawned garden with a range of full borders and a patio area.

### LOCATION

To locate the property head out of Melton on Nottingham Road pass through the village of Ab Kettelby and then down Broughton Hill. Pass through Nether Broughton and at the bend bear left onto Old Dalby Lane. As you enter the village of Old Dalby take the first right onto Longcliffe Hill. Proceed up the hill and then turn left onto Debdale Hill. Then take your next left onto Hawthorn Close and the property can be found on your right 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).

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.

### IMPORTANT TENANCY INFORMATION

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

Services : Mains Electric, Water and drainage. Any remaining oil will need to be purchased prior to the start of the tenancy.

Council Tax : Payable to Melton Borough Council at a Band D.

EPC : E

The Property is UNFURNISHED to include carpets and some blinds/curtains only.

INTERNET : ADSL and Fibre broadband available.

Deposit : £1,153

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.



## TERMS

|                     |   |
|---------------------|---|
| <b>RENT:</b>        | £1,000 Per month, in advance, exclusive of rates and council tax.   |
| <b>DEPOSIT:</b>     | £1,153  |
| <b>VIEW:</b>        | Strictly by appointment with Shouler & Son.   |
| <b>COUNCIL TAX:</b> | Band  |
| <b>EPC:</b>         | <p>This property has an Energy Performance Efficiency Rating Band E.<br/>Ref</p> <p>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></p>                             |
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