



**44 MAIN STREET**  
HOBY, LE14 3DT

**£1,550 Per month**  
Unfurnished

Wisteria of Hoby offers a rare opportunity to reside in a substantial four bedroom detached bungalow situated on a large plot backing onto picturesque views over the Wreake Valley located in the highly regarded village of Hoby.

The property is set back from the road and approached by a private gated driveway and offers generous internal proportions with spacious rooms and several views offering stunning views to the rear across arable and grazing land. The property comprises of a large reception hall, sitting room with dual aspect windows, dining room, breakfast kitchen, conservatory, utility room, four bedrooms, one of which has an en-suite, family bathroom and separate WC.

Outside the property has a large mature garden to the front with off street parking for several vehicles and garage with electric door. The rear of the property has a garden mainly laid to lawn.

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 Bungalow - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL** : entered via a hardwood door to spacious hallway with radiator, cupboard, door to sitting room and door to the breakfast kitchen.

**BREAKFAST KITCHEN** : a fully fitted kitchen comprising a range of hardwood painted eye and base level units, laminate worktops, oil fired AGA, electric oven, composite sink, radiator, storage cupboard, tiled splashbacks and tiled flooring.

**SITTING ROOM** : a large room with dual aspect windows, two radiators, gas fire and corian surround and bay window with seat and a built in shelving unit.

**DINING ROOM** : with timber glazed doors opening to the sitting room, radiator and sliding aluminium doors to conservatory.

**CONSERVATORY** : a timber built conservatory with timber doors opening to garden, electric heater and vinyl flooring.

**UTILITY ROOM** : eye and base level units with laminate worktops, space for washing machine, floor mounted oil fired boiler, tiled flooring and door to lean to.

**LEAN TO** : a uPVC brick based lean-to ideal for storage with doors to garden.

**BEDROOM ONE** : a double bedroom with radiator with two inbuilt wardrobes, door to ensuite.

**ENSUITE** : a four piece suite comprising a large shower enclosure with electric shower, sink in vanity unit, low flush WC, bidet, towel rail and wood effect vinyl flooring.

**BEDROOM TWO** : a double bedroom with radiator and two inbuilt wardrobes.

**BEDROOM THREE** : a double bedroom with radiator and bank of inbuilt wardrobes.

**BEDROOM FOUR/OFFICE** : a double bedroom currently utilised as an office/craft room with radiator and door to cupboard housing the fuse board and water meter.

**BATHROOM** : a three piece suite with sink pedestal, panelled bath with acrylic screen and hot and cold taps and shower attachment, low flush WC, fully tiled walls, radiator and slate tile effect vinyl flooring.

**WC/CLOAKROOM** : a separate WC with low flush WC, sink pedestal with radiator, airing cupboard with hot water cylinder and tiled flooring.

**OUTSIDE** : the property is located down a private gated driveway with ample parking to the front, there is a mature garden to the front enclosed by mature hedging and brick walls with a range of

mature plants and shrubs with a patio area. To the rear the garden is mainly laid to lawn with patio area and oil tank located to side of property.

**GARAGE** : a spacious garage with power and light connected with electric door and radiator.

### 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

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

**INTERNET** : ADSL and Fibre broadband available.

**Council Tax** : Melton Borough Council : Band F.

**Deposit** : £1,788



## TERMS

<b>RENT:</b>	£1,550 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,788
<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 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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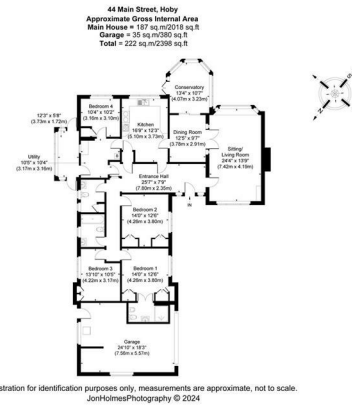
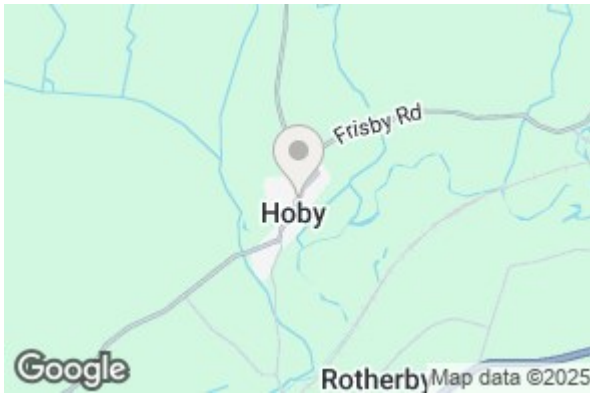


Illustration for identification purposes only, measurements are approximate, not to scale. JonHolmesPhotography © 2024

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	