

12 ORCHARD CLOSE

£1,550 Per month

MELTON MOWBRAY, LE13 0FE

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

4 Bedroom House - Detached



An opportunity to reside in this spacious and newly decorated four bedroom detached property located on a popular estate on the outskirts of Melton Mowbray.

The property benefits from uPVC double glazing, gas fired central heating, a large modern kitchen and family bathroom with seperate ensuite.

In brief the property comprises of entrance hall, study/snug, sitting room, breakfast kitchen, WC, utility room and upstairs there are four bedrooms, ensuite and a family bathroom. Outside to the front there is a block paved driveway with parking for 2 cars and to the rear a garden with patio and elevated lawn.

Property viewings will be proceeding from Wednesday 18th November 2026

Internal Photos to follow

SUMMARY

Entrance Hall : with stairs to first floor landing, under stair cupboard, radiator and wooden flooring.

WC : with low flush WC, sink and wooden flooring.

Snug/Office : (15.98 x 7.62 ft) with wooden flooring and radiator.

Sitting Room : (17.34 x 11.96 ft) a large room with two radiators and wooden flooring and double doors opening to :

Kitchen Dining Room : a fully fitted modern gloss white kitchen with red quartz worktops, integrated gas hob and electric oven and microwave, sink, integrated dishwasher, ceramic tiled flooring, space for fridge freezer, large pantry unit, sliding uPVC doors to garden, ceiling downlights and door to utility.

Utility Room : with base level units, quartz worktops, space for washing machine, double glazed door to garden.

Stairwell and Landing : with airing cupboard.

Bedroom One : (11.91 x 11.89 ft) with inbuilt wardrobe and radiator.

Ensuite : a well presented ensuite with shower enclosure, low flush WC, sink, heated towel rail, tile effect vinyl floor, fully tiled walls.

Bedroom Two : (11.03 x 8.82 ft) with wardrobe storage and radiator.

Bathroom : with bath and screen with mixer shower, low flush WC, sink, heated towel rail and fully tiled walls.

Bedroom Three : (9.97 x 11.11 ft) with radiator.

Bedroom Four : (13.70 x 11.51 ft) with radiator.

Outside : To the front there is a block paved driveway with parking for 2 cars and to the rear a garden which is elevated with patio area below. Two garden sheds (sheds not to be maintained or replaced by the landlord).

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.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council Band D

Deposit : £1,788

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water and drainage and gas.

EPC : Band C

Internet : ADSL and Fiber available.

Viewings : Strictly by appointment with Shouler & Son.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. Please look to www.melton.gov.uk/planning

Accessibility: Stairs to first floor.

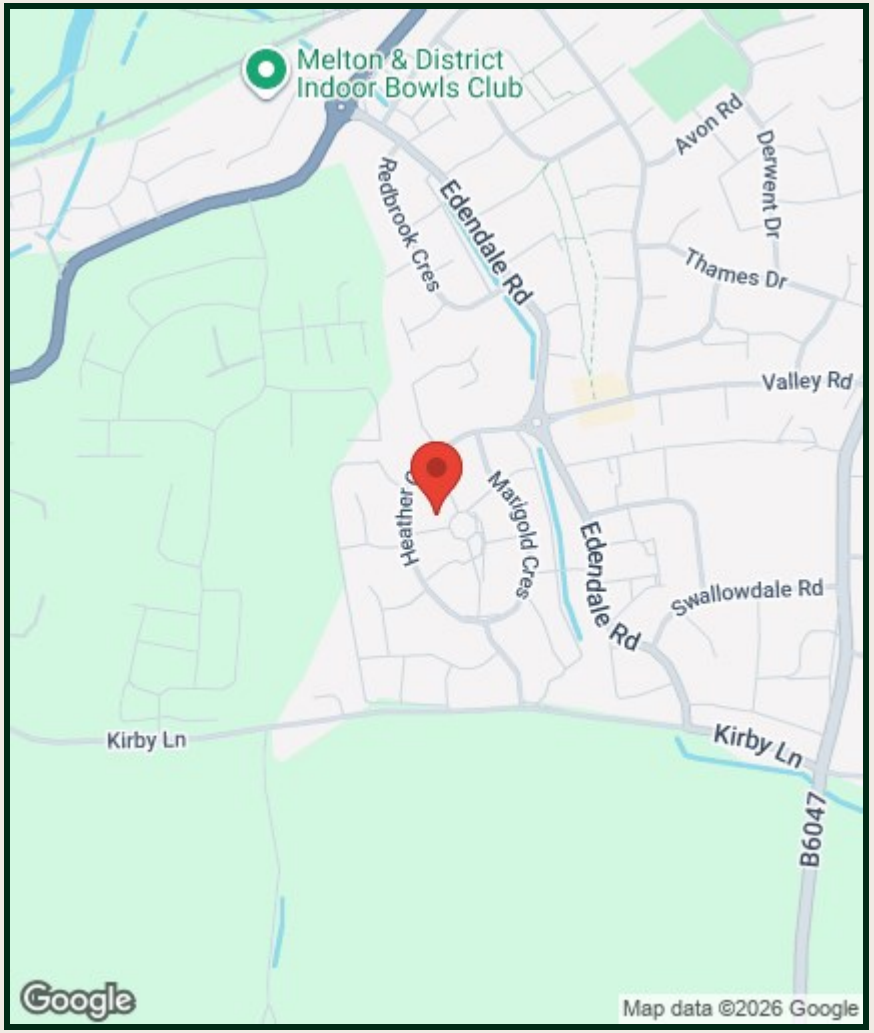
Construction: Brick under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.
Permitted payments
Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)
Holding Deposit: 1 weeks rent
Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)
Payment of up to £50.00 if you want to change the tenancy agreement
Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate
Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable
Utilities gas, electricity, water
Communications telephone and broadband
Installation of cable/satellite
Subscription to cable/satellite supplier
Television licence
Council Tax
Other permitted payments
Any other permitted payments, not included above, under the relevant legislation including contractual damages.



RENT: £1,550 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,788

VIEWING: Strictly by appointment with Shoulers LLP,
Tel:- 01664 560181

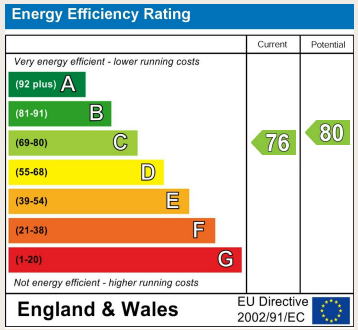
COUNCIL TAX: Melton Borough Council Band D

EPC: This property has an Energy Performance Efficiency Rating Band C.
Ref

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EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate



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