



## 10 HAMILTON DRIVE

MELTON MOWBRAY, LEICESTERSHIRE, LE13 0QY

£825 p.m.x.  
Part Furnished

A rare opportunity to reside in this double bay fronted detached 1930's home situated on the south side of the town on one of the most sought after residential streets in Melton Mowbray. The spacious accommodation briefly comprises living room, dining room, kitchen with pantry, three bedrooms and a bathroom. Outside there is ample off-street parking and mature gardens to the rear. The property also has uPVC double glazing and gas-fired central heating.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

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



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

# Detached family home

## ACCOMMODATION

**ENTRANCE HALL** with stairs to first floor landing, under stairs storage cupboard and a radiator.

**LOUNGE** (16'6" x 11') having an open fire with tiled surround, bay window, radiator and laminate flooring.

**DINING ROOM** (13'6" x 11') having an open fire with original 1930's art deco oak fire surround, bay window and a radiator.

**KITCHEN** (8'11" x 8'11") with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate work surfaces, freestanding electric oven with extractor fan over, space for washing machine, radiator, original quarry tiled flooring, door to back garden, and door to pantry with wall mounted gas combi boiler.

**STAIRS TO FIRST FLOOR LANDING** with access to loft hatch and a radiator, leading to:-

**DOUBLE BEDROOM** (16'11" x 11') with an ornamental fire insert, bay window and a radiator.

**DOUBLE BEDROOM** (13'11" x 11') with an ornamental fire insert, bay window and a radiator.

**SINGLE BEDROOM** (8'11" x 9'1") with a radiator.

**BATHROOM** with white suite comprising pedestal wash basin, w.c., and panelled bath with screen and mixer taps with shower riser rail, aqua-board splashbacks, vinyl flooring and an airing cupboard.

### OUTSIDE

Limestone gravelled driveway

Side access to lawned rear garden with decking area

Timber built summer house

Brick built w.c. and two further brick store houses

## TERMS

**RENT:** £825 per calendar month, in advance, exclusive of rates and council tax.

**DEPOSIT:** £950

**TERM:** A one year shorthold tenancy is offered.

**SERVICES:** Mains electricity, gas, water and drainage.

**VIEW:** Strictly by appointment with Shouler & Son.

**COUNCIL TAX:** Band D.

**EPC:** This property has an Energy Performance Efficiency Rating Band E.

Ref: 0818-2007-6208-7180-7904

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

<http://www.epcregister.com/>

**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/>

**PETS CONSIDERED** at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

Please note this property is to let **PART FURNISHED** which generally means carpets and curtains only.

## LOCATION

To locate the property, take Burton Street out of the town centre, pass over the railway bridge and turn right onto Ankle Hill. At the top of the hill, turn left onto Sandy Lane and take the first turning on your right onto Hamilton Drive. The property can be found 100 yards along on your right hand side.



**BRITISH  
PROPERTY  
AWARDS**  
2018-2019

**GOLD WINNER**

LETTING AGENT IN  
MELTON MOWBRAY

Wilton Lodge, 1 Wilton Road,  
Melton Mowbray, Leicestershire, LE13 0UJ

**Tel: 01664 410166**

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