



WARTNABY

TOWER COTTAGE, CHURCH LANE, LEICS, LE14 3HU

£1,400 p.m.x.
Part Furnished

An unusual four bedroom detached character cottage situated on a secluded site in this charming conservation village. The property has oil central heating, a good quality kitchen, two reception rooms and a vinery, lawned gardens to front and rear, ample off-road parking and a garage. Parts of the building date from Medieval times and there are some interesting exposed stone features inside the property.



Viewing is strictly by appointment with the agents.

Tel: 01664 410166

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Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Characterful family home

ACCOMMODATION

ENTRANCE PORCH

RECEPTION HALL with a radiator.

LOUNGE with Minster Stone fireplace, built-in cupboard and a radiator.

VINERY with a pond.

DINING ROOM with a radiator.

KITCHEN with stainless steel sink unit as set in roll top laminate work surfaces, electric cooker (no responsibility for maintenance by the landlord), base units, eye height cupboards, plumbing for automatic washing machine and dishwasher, cooker hood and a radiator.

CLOAKROOM with exposed stone walls, low flush w.c. and a wash basin.

STAIRCASE AND FIRST FLOOR LANDING with built-in cupboard and a radiator, leading to:-

FRONT DOUBLE BEDROOM with a radiator.

REAR DOUBLE BEDROOM with a radiator.

BATHROOM with suite of panelled bath with handheld shower attachment, pedestal wash basin, low flush w.c., radiator and airing cupboard fitted electric immersion heater.

STAIRCASE AND SECOND FLOOR LANDING leading to:-

REAR SINGLE BEDROOM with a radiator.

SIDE DOUBLE BEDROOM with a radiator.

CLOAKROOM with wash basin and low flush w.c.

OUTSIDE

Garage with sliding door and oil central heating boiler
Lawned gardens to front
Kitchen garden to rear

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

TERMS

RENT: £1,400 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,615

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, water and drainage. Any remaining oil must be purchased at the beginning of a tenancy.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band E.

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

Ref: 0024-3004-9207-2569-1200

<https://find-energy->

[certificate.digital.communities.gov.uk/](https://find-energy-certificate.digital.communities.gov.uk/)

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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.

LOCATION

Take A606 Nottingham Road out of Melton. Turn left in Ab Kettleby and proceed to Wartnaby. On entering the village, the house is the second property on the right-hand side.



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Melton Mowbray, Leicestershire, LE13 0UJ

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