



# COLSTON BASSETT

THE BARN, SCHOOL LANE, NG12 3FD

£1,795 p.m.x.  
Part Furnished

A charming three bedroom detached character residence located on a quiet residential road in the Vale of Belvoir.

The property offers the opportunity to reside in a beautiful, well-appointed and spacious home which benefits from character features and quality fittings throughout, large private gardens with views over open countryside, home office space, timber double glazing and gas central heating throughout.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

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

# Detached barn conversion



The accommodation briefly comprises of Shaker kitchen/dining room, hallway, lounge, conservatory, WC, utility room, mezzanine office space, landing, three bedrooms, dressing room, family bathroom, en-suite, large gardens and carport with office space to side and above.



# Viewing highly recommended

## ACCOMMODATION

**KITCHEN/DINER** comprising a beautiful bespoke solid wood shaker kitchen with a range of eye and base level units, large kitchen island with solid granite worktops. The kitchen is entered via a hardwood stable door and the kitchen benefits from a stainless-steel inset sink, integrated dishwasher, freestanding Falcon gas range oven with 5 Burner gas hob, Neff integrated electric oven, integrated undercounter fridge, breakfast bar to island, walk in pantry, two radiators and travertine flooring.

**UTILITY ROOM** comprising solid wood eye and base level units, granite work surfaces, stainless steel inset sink and travertine flooring.

**WC** with low flush WC, wall mounted sink and travertine flooring.

**HALLWAY** comprising of a radiator, under stairs storage cupboard and travertine flooring.

**LOUNGE/DINING AREA** with a mezzanine floor above serving as an office. There is a spiral staircase to the office space, the lounge also has a wood burning stove, patio doors to the garden, three radiators, dining area and door to conservatory.

**MEZZANINE OFFICE** with inbuilt desk and shelving unit, solid wood flooring and a radiator.

**CONSERVATORY** with brick flooring, venetian blinds and door to driveway.

**LANDING** with radiator, airing cupboard housing the wall mounted Worcester Bosch Combi boiler.

**BEDROOM ONE** with radiator, Velux window and views over the lounge.

**BEDROOM TWO** with radiator and built-in wardrobe.

**BEDROOM THREE** with radiator, built in wardrobe.

**ENSUITE** with shower enclosure with mixer shower, sink, radiator, tiled splashbacks and vinyl flooring.

**BATHROOM** comprising of a large sink in unit, low flush WC, oval freestanding bath, heated towel rail, tiled flooring, tiled walls and large frameless mirror.

**DRESSING ROOM** with a range of bespoke built-in wardrobes and a radiator.

**GARAGING/OFFICE SPACE** To the front of the property there is a car port with space for 2 cars and above there is potential office space with power and light connected. To the side of the carport there is also another storage room/office. There are also various brick storage sheds.

**OUTSIDE** The property is entered via a 5-bar gate, large driveway leading to large lawned gardens with a variety of mature shrubs, tree and bushes. There is a brick patio area, pergola, seating shed and a further custom-built seating area with views over the open countryside.



## LOCATION

To locate the property, proceed out of Melton Mowbray via Scalford Road passing through the village of Scalford. Proceed out of Scalford on Waltham Lane and at the crossroads turn left signposted Harby. Proceed down this road and into the village of Harby and turn left onto Colston Lane opposite the Nags Head public house. Proceed down Colston Lane until you reach Colston Bassett. Bear left around the bend and then at the junction bear left onto School Lane. The property can then be found 25 meters on your left-hand side.

## TERMS

<b>RENT:</b>	£1,795 per calendar month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£2,070
<b>TERM:</b>	A six month shorthold tenancy is offered.
<b>SERVICES:</b>	Mains electricity, gas, water and drainage.
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band G.
<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://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0058-1991-7222-1277-3964">https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0058-1991-7222-1277-3964</a>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>

**PETS ARE 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 that this property is to let **PART FURNISHED** which generally means carpets and curtains only.

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