OLD DALBY
UPPER GRANGE FARM, GIBSONS LANE, LEICS, LE14 3LH

£850 p.m.x.
Part Furnished

A spacious detached country home situated in the heart of rolling open countryside, enjoying delightful views. The property benefits from uPVC double glazing, oil-fired central heating, a sun lounge, four bedrooms, a limed oak fitted kitchen and three reception rooms. Outside there is a lawned garden to the front and side and a concrete drive and turning area with ample parking. This property would ideally suit a country orientated family who enjoy rural life.

Viewing is strictly by appointment with the agents.
Tel: 01664 410166
www.shoulers.co.uk
Spacious Victorian farmhouse

The accommodation briefly comprises: Entrance Hall; Drawing Room; Dining Room; Breakfast Room; Kitchen; Cloakroom; Sun Lounge; Utility Room; Master Bedroom with En-Suite Bathroom; Front Double Bedroom; Rear Double Bedroom; Rear Single Bedroom and Family Bathroom. Outside there is a lawned garden to front and side, as well as a concrete drive and turning area, providing ample off-road parking.
ACCOMMODATION

ENTRANCE HALL with radiator and a telephone point.

DRAWING ROOM with tiled register grate and a radiator.

DINING ROOM with tiled fireplace and a radiator.

BREAKFAST ROOM with brick fireplace, built-in cupboard and a radiator.

KITCHEN with a range of limed oak wall and base units, white textured enamel sink unit, roll top laminate work surfaces, fitted hob and oven, dishwasher (no responsibility for maintenance by the landlord), refrigerator, cooker hood, ceramic tiled floor, radiator and telephone point.

CLOAKROOM with soft cream suite comprising wash basin and w.c., and a radiator.

SUN LOUNGE in quality hardwood incorporating exposed natural brick, south facing double glazed windows, triple glazed roof and a radiator.

UTILITY ROOM with oil-fired central heating boiler, plumbing for automatic washing machine and tumble dryer, economy 7 meter, stainless steel sink unit, oak laminate top work surfaces, base units, and a radiator.

STAIRCASE AND FIRST FLOOR LANDING with a radiator.

MASTER BEDROOM SUITE of FRONT DOUBLE BEDROOM with a radiator and EN-SUITE BATHROOM with champagne suite comprising panelled bath, wash basin, w.c., shaver point and a radiator.

FRONT DOUBLE BEDROOM with a radiator, TV point and telephone unit.

REAR DOUBLE BEDROOM with a radiator, TV point and telephone point.

REAR SINGLE BEDROOM with a radiator, TV point and telephone point.

FAMILY BATHROOM comprising panelled bath, wash basin, w.c., airing cupboard with fitted electric immersion heater, electric shaver point and a radiator.

OUTSIDE

Lawned garden to front and side.
Concrete entrance, drive and turning area.

GENERAL INFORMATION

The property is situated approximately ½ mile from the pretty and popular village of Old Dalby. The house is a short drive from the A46 Fosse Way providing easy access to Leicester, Nottingham and Newark, whilst Melton Mowbray and Loughborough can also be reached within 15 minutes.
TERMS

RENT: £850 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,250

FEES:
A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £295 (including VAT) per property is payable, that being the cost of the inventory and agreement.

TERM: A one year shorthold tenancy is offered.

SERVICES:
Mains electricity and water. Private 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 F.
Ref: 9108-3059-6252-5871-6044
A full copy of the EPC is available upon request or can be downloaded from:
http://www.epcregister.com/

LOCATION

To locate the property, take the A606 Nottingham Road out of Melton Mowbray. Turn left at the Little Belvoir crossroads and take the second right for Old Dalby. At the crossroads, turn left and the drive to Upper Grange Farm is situated approximately one mile along on the right-hand side.

STRICTLY NO PETS

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