



TILTON ON THE HILL

1 WHATBOROUGH FARM COTTAGE, OAKHAM ROAD,
LE7 9DJ

£995 p.m.x.
Part Furnished

A traditional three bedroom detached property situated in a rural location close to Tilton on the Hill. The property was fully renovated in 2018 and has oil-fired central heating and uPVC double glazing. The accommodation briefly comprises a lounge, dining kitchen, utility room, ground floor cloakroom/w.c., three bedrooms and a bathroom. Outside there is a good-sized lawned garden to the rear and off-street parking to the front.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Three bedroom detached

ACCOMMODATION

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

LOUNGE (18'3" x 13'5") with a multifuel burning stove with brick surround and hearth, and a radiator.

DINING KITCHEN (12'8" x 10'10") with a range of wall and base units, stainless steel sink drainer unit set in wood effect laminate worksurfaces, integrated electric oven and electric hob, stainless steel extractor fan, space for a dishwasher, space for an under counter fridge freezer, under counter lights, recessed spotlights, tiled splashbacks, and a radiator.

UTILITY ROOM with a Worcester Bosch floor mounted oil-fired combi boiler, a range of base level units, wood effect laminate worksurfaces, space for a washing machine and tumble drier, and a radiator.

GROUND FLOOR W.C. with a wash basin, w.c., and a radiator.

STAIRS TO FIRST FLOOR LANDING with access to loft (not suitable for storage) and airing cupboard, leading to:-

DOUBLE BEDROOM (13'6" x 10'11") with a radiator.

DOUBLE BEDROOM (12'11" x 11') with a radiator.

SINGLE BEDROOM (10' x 7'2") with a radiator.

BATHROOM with white suite comprising wash basin, w.c., and a panelled bath with shower screen and mixer shower, heated towel rail, recessed spotlights, and tiled splashbacks.

OUTSIDE

Lawned garden to front and rear with patio area.
Off-road parking for 3-4 cars

Please note that this property is to let **PART FURNISHED** which means carpets only.

TERMS

RENT: £995 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,145

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity and water. Private drainage via septic tank. Any remaining oil must be purchased at the beginning of a tenancy. Strictly by appointment with Shouler & Son.

VIEW: Band D.

COUNCIL TAX: Band D.

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

Ref: 2498-2038-7211-6708-4904

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

<https://find-energy-certificate.digital.communities.gov.uk/>

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.

LOCATION

To locate the property, leave Melton via Burton Road and take the right hand turning for Somerby via Leesthorpe Road. Proceed through the villages of Pickwell and Somerby, and at the end of this road turn right onto Oakham Road. The property is situated a quarter of a mile down this road on your right hand side.



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