



NETHER BROUGHTON

THE FARMHOUSE, DALBY ROAD, LEICS, LE14 3EX

£825 p.m.x.
Unfurnished

A spacious semi-detached farmhouse located in an unspoilt rural area approximately half a mile from Nether Broughton. The accommodation briefly comprises two reception rooms, dining kitchen, an office, downstairs shower room, four double bedrooms and a family bathroom. Outside there is a garage, large lawn garden to the rear with patio and views over open countryside. The property has double glazing and is heated via an oil-fired central heating system.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Spacious semi-detached farmhouse



The property provides spacious accommodation and would ideally suit a country orientated couple of family who enjoy rural life. The property boasts delightful open views and is close to the village of Nether Broughton which benefits from a number of amenities. There are good road links with the A46 being just a short drive away. There are regular train services from the nearby town of Melton Mowbray.

Viewing highly recommended

ACCOMMODATION

ENTRANCE PORCH with a radiator.

DOWNSTAIRS OFFICE with a radiator.

DOWNSTAIRS BATHROOM with a white wash basin, w.c., electric shower in a cubicle, tiled splash backs, tiled flooring and a radiator.

ENTRANCE HALL with an under stairs cupboard, and a radiator.

LOUNGE with patio door to garden, brick fire place with log burner, storage cupboards, and a radiator.

SNUG with bay window, brick fire place with log burner and a radiator.

FITTED KITCHEN with a range of wall and base units, stainless steel 1½ bowl sink, range cooker, second Butler style sink, cupboard containing Grant oil-fired boiler, tiled splash backs, tiled flooring, and a radiator.

STAIRCASE TO FIRST FLOOR LANDING leading to:-

DOUBLE BEDROOM with a radiator.

DOUBLE BEDROOM with feature fireplace and two radiators.

DOUBLE BEDROOM with built in cupboards, radiator and an **EN-SUITE** comprising wash basin and w.c.

DOUBLE BEDROOM with a radiator and a staircase leading to boarded attic space.

FAMILY BATHROOM with white suite comprising bath, wash basin, w.c. and electric shower in a cubicle, tiled splash backs, airing cupboard and a radiator.

OUTSIDE

Garage with a roller shutter door.

Front patio with gravelled area.

Rear lawned garden with patio area.



GENERAL INFORMATION

NETHER BROUGHTON is a popular village with good access to the A46 being just a short drive away. Benefitting from a regular bus service between Melton Mowbray and Nottingham, the village has a public house, village hall and Church.

The nearby market town of Melton Mowbray boasts a range of amenities including supermarkets, independent shops, schools and leisure facilities. Melton benefits from a rail link providing services to London, Birmingham and Stansted Airport.

TERMS

RENT:	£825 per calendar month, in advance, exclusive of rates and council tax.
DEPOSIT:	£950
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 (contribution towards emptying of septic tank yearly as shared with neighbour). 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: 0248-2082-7267-6531-1984 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. On reaching Nether Broughton, turn left in the middle of the village for Old Dalby. After half a mile, proceed straight on when the Old Dalby road bears right and immediately take a left turn, signposted The Lodge Farm. Continue along the drive until you reach the farmyard, the property is the right-hand side of the farmhouse.

PETS CONSIDERED at the discretion of the landlord and upon payment of an increased deposit equivalent to two months' rent. A professional carpet cleaning and damage rectification clause will also be added to the contract.

Please note that this property is to let **UNFURNISHED** which means carpets and floor coverings only.



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MELTON MOWBRAY

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