



## BOTTESFORD

6 DAYBELLS BARNS, NOTTINGHAMSHIRE, NG13 0GZ

£795 p.m.x.  
Part Furnished

A charming three bedroom barn conversion located in the thriving village of Bottesford. The property is set overlooking a walled garden, and retains many original features including beamed ceilings and stone floors. The accommodation briefly comprises a lounge, breakfast kitchen, one double bedroom, two single bedrooms and a bathroom. The property also has full gas-fired central heating and a garage.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

[www.shoulers.co.uk](http://www.shoulers.co.uk)



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



# Charming barn conversion

## ACCOMMODATION

**ENTRANCE HALL** with beamed ceiling and a radiator.

**CLOAKROOM** with wash basin, w.c., radiator and beamed ceiling.

**LOUNGE** with French door to garden, beamed ceiling and a radiator.

**BREAKFAST KITCHEN** with a range of wall and base units, textured sink unit, roll top laminate work surfaces, radiator, wall mounted gas-fired central heating boiler, tiled floor and beamed ceiling.

**STAIRCASE AND LANDING** leading to:-

**SIDE DOUBLE BEDROOM** with beamed ceiling and a radiator.

**REAR SINGLE BEDROOM** with beamed ceiling and a radiator.

**FRONT SINGLE BEDROOM** with beamed ceiling and a radiator.

**BATHROOM** with panelled bath with electric shower over, pedestal wash basin, w.c., radiator and beamed ceiling.

### OUTSIDE

Garage with up and over door.

Enclosed walled garden with lawns and mature trees.

**STRICTLY NO PETS**

## TERMS

**RENT:** £795 per calendar month, in advance, exclusive of rates and council tax.

**DEPOSIT:** £915

**TERM:** A one year shorthold tenancy is offered.

**SERVICES:** Mains electricity, gas, water and drainage.  
**VIEW:** Strictly by appointment with Shouler & Son.

**COUNCIL TAX:** Band C.

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

Ref: 8593-0636-7329-3096-7083

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

<http://www.epcregister.com/>

**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/>

## LOCATION

To locate the property from Grantham, take the A52 Barrowby Road out of town. Turn right just past Muston Gap public house and the property is located in the centre of the village just before the pub on the left-hand side.

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



**BRITISH  
PROPERTY  
AWARDS**  
2018-2019

**GOLD WINNER**

LETTING AGENT IN  
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Wilton Lodge, 1 Wilton Road,  
Melton Mowbray, Leicestershire, LE13 0UJ

**Tel: 01664 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)