



BELVOIR FARMHOUSE

REDMILE, NOTTINGHAM, NG13 0GN

Per month

£2,195 Per



A rare opportunity to reside in this impressive and spacious FIVE bedroom DETACHED period farmhouse located between Belvoir and Redmile and set in a rural location down a private driveway. The property forms part of the Belvoir Estate and benefits from LPG fired central heating, recent redecoration and stunning original sash windows.

The accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Open Plan Kitchen/Dining room with fireplace, back Entrance porch, Study, Rear lobby with Pantry cupboard, " stairways leading to 1st floors, Bathroom, Shower Room, 3 Double Bedrooms, Stairs leading to 2nd Floor, 2 further double bedrooms. Outside there is ample off road gravel parking for several vehicles, Gardens and 3 outhouses.



House - Detached

ACCOMMODATION

SUMMARY

INTERNAL :

Entrance Porch
Entrance Hall
Living Room (5.13m x 4.35m),
Kitchen/Dining Room (8.13m x 4.36m) with a range of eye height and base cupboards, space for range electric cooker, extractor fan, slimline dishwasher leading to: Dining Area with fireplace (yet to be assessed if in servicable condition)
Back porch
Inner Hallway with pantry cupboard and 2nd stairway to 1st floor
Study (2.12m x 2.86m) with cupboard housing Worcester wall mounted gas boiler,
Staircase and Landing to 1st floor,
Bedroom One (5.14m x 4.35m) with feature fireplace
Bedroom Two (4.11m x 3.96) with feature fireplace
Bedroom Three (4.08m x 3.89m) with feature fireplace and built in cupboards
Family Bathroom (3.14m x 2.87m) white suite comprising low flush WC, vanity wash basin, fibreglass panelled bath with electric shower fitted over with shower fittings over.
Shower Room (2.86m x 1.80m) with fully tiled curved shower cubicle with Mira Sport electric shower and fittings, vanity basin and low flush WC
Staircase and landing leading to 2nd floor with built in cupboard into eaves
Bedroom 4 (3.90m x 4.67m)
Bedroom 5 (3.17m x 4.77m)

EXTERNAL :

Outside there is a gravelled driveway providing ample parking for several vehicles.
Gardens to front and side.
3 outhouses.

PETS AND DSS ARE CONSIDERED.

This property is part of Belvoir Castle Estate.

People of all ages, backgrounds and professions enjoy life on the Belvoir Castle Estate. The ability to

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: . xxx year lease from xxxx.
Current service charge is £xxxx per calendar month.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

LOCATION



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	