



MANOR FARM HOUSE 58 HIGH COLSTERWORTH, GRANTHAM, NG33 5JA **£1,750 Per month**
Part furnished

Manor Farm House of Colsterworth is a well proportioned and spacious SIX bedroom DETACHED period residence located in the heart of this popular village near Grantham. Offering the occupier a huge amount of internal living accommodation the property benefits from an abundance of character features throughout to include original timber sash windows, high coved ceilings, wood burning stoves and flagstone flooring to name but a few.

The property comprises of two well proportioned reception rooms, study, cloakroom, cellar, attic room, six bedrooms, modern farmhouse kitchen, large utility room, two bathrooms, cellar, WC/cloak room, office and outside offers an enclosed courtyard, rear garden with open views and off road parking.

The property is ideally situated with good links to Grantham and the Great North Road A1.

Viewing strictly by appointment with the sole agents.

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www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

6 bedroom House - Detached



Manor Farm House of Colsterworth is an imposing detached 19th century residence offering a discerning tenant spacious accommodation with period features in the highly regarded village of Colsterworth. The property is neutrally decorated and finished to high standard. The rear facing bedrooms offer views over rolling countryside and the farmhouse is accessed via a shared driveway leading to a parking area to the rear and is served by a gas fired central heating system.

Viewing Highly Recommended

ACCOMMODATION

MAIN ENTRANCE HALL:

with original flagstone flooring and a radiator.

SITTING ROOM:

17'11 x 15'11

with wood burning stove and brick fireplace, window shutters and a radiator.

DINING ROOM:

15'10 x 13'11

with wood burning stove and stone hearth and a radiator.

STUDY:

13'11 x 8'10

with a radiator

INNER HALL:

with door to cellar, tiled flooring and a radiator.

CLOAKROOM:

with white suite comprising washbasin and w.c., tiled floor and splashback and a heated towel rail.

FARMHOUSE KITCHEN:

A traditional farmhouse kitchen with a range of wall and base units, central island, white mirror flecked stone worktops, Belfast sink, Aga, Lamona ceramic hob with electric fan-assisted oven under and brushed extractor hood over, tiled floor and splashbacks, cupboards to alcove, recessed spotlights, pantry and a radiator.

UTILITY ROOM:

with a range of wall and base units, wood effect work surfaces, stainless steel sink and drainer, plumbing for a washing machine, tiled floor and splashbacks, door to courtyard and a radiator.

HALLWAY:

A grand hallway with side entrance door and original flagstone flooring.

BOILER ROOM:

with gas fired heating boiler, water cylinder, tiled flooring and a radiator.

MAIN STAIRCASE:

with door leading to:-

ATTIC ROOM:

leading to landing with storage cupboard and a radiator.

REAR DOUBLE BEDROOM:

15'11 x 14'4 max

with field views and a radiator

REAR DOUBLE BEDROOM:

15'11 x 14'2

with feature fireplace, field views and a radiator.

REAR SINGLE BEDROOM:

12' x 7'1

with field views and a radiator.

FRONT SINGLE BEDROOM:

10'2 x 9'2

with field views and a radiator.

MAIN BATHROOM:

with white suite comprising bath with handheld shower attachment over, double shower cubicle, vanity washbasin and w.c., tiled floor and part tiled walls and a heated towel rail.

SECOND STAIR CASE:

Off the:-

INNER HALL:

leading to landing with a radiator, door to main staircase and:-

SIDE DOUBLE BEDROOM:

15'4 x 14'11

with feature fireplace and a radiator.

SIDE DOUBLE BEDROOM:

14'6 x 10'3

with feature cast iron stove, fitted cupboard and a radiator.

SECOND BATHROOM:

with white suite comprising bath with shower over, washbasin and w.c., tiled floor and splashbacks and a heated towel rail.

OUTSIDE:

Outside the property offers an elevated lawned garden with patio area. Shared access leading to gravelled off road parking. Enclosed courtyard with wood storage area and brick store. Please note there is a 3.5 metre wide right of way across the car park adjacent to the garden wall for possible access to the property to the north.

TENANCY INFORMATION

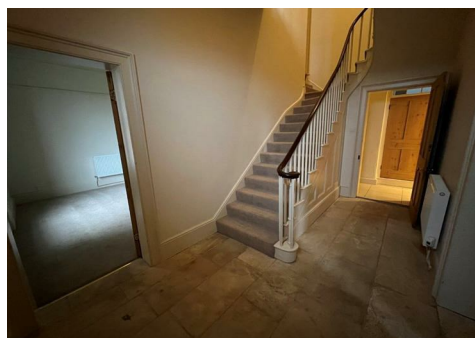
The Property Is UNFURNISHED to include CARPETS and SOME CURTAINS ONLY.

Council Tax : South Kesteven Council : Band E.

Deposit : £2,134

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.



TERMS

RENT:	£1,750 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£2,019
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band E
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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/



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

