



WEST LODGE BAGGRAVE

HUNGARTON, LE7 9JB

£1,250 Per month
Unfurnished

West Lodge of Hungarton offers a rare opportunity to reside in a spacious and newly refurbished THREE bedroom detached bungalow located within a quiet countryside location on the outskirts of a quiet rural village.

The property has recently undergone a scheme of refurbishment to include new plastering, flooring, kitchen and bathroom and comprises of entrance hall, sitting room, kitchen/diner, three double bedrooms, family bathroom, garage with utility room. The property is surrounded by its gardens with mature trees, views over countryside, a patio area and small brook to the edge of the plot.

Hungarton is a highly regarded village with good links to Leicester, Market Harborough and Melton Mowbray. The property would provide ideal accommodation for a professional or retired individual/couple or family looking for a quiet rural location in the Leicestershire countryside.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom Bungalow - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via a composite door to the entrance hall with radiator with door to kitchen.

KITCHEN/DINING ROOM : (10.06 x 15.06 ft) A spacious and newly fitted shaker style kitchen with a range of eye and base level units, laminate work surfaces, space for electric oven, stainless steel sink, space for dishwasher, space for fridge, stainless steel overhead extractor fan, door to garage, radiator and vinyl tile effect flooring.

SITTING ROOM : (22.01 x 10.11 ft) A large room with double glazed double doors opening to the garden, two radiators.

BEDROOM ONE : (12.08 x 10.11 ft) A double bedroom with radiator.

BEDROOM TWO : (12.09 x 13.00 ft) A double bedroom with radiator.

BEDROOM THREE : (13.00 x 8.04 ft) A double bedroom with radiator.

BATHROOM : A newly fitted three piece suite with low flush WC with concealed cistern, sink built into vanity storage unit, P-shaped bath with acrylic screen with mixer taps and shower attachment, aquaboard splashbacks, radiator and vinyl tile effect flooring.

GARAGE : A garage with power and light connected. To the rear of the garage there is a small utility room with space and plumbing for a washing machine and separate boiler room housing the water tank and oil fired boiler.

OUTSIDE : To property has parking to the front and gardens surrounding the property to all sides with mature trees, small brook to rear and a patio area.

LOCATION

To locate Baggrave Hall take A47 Uppingham Road out of Leicester. Turn left at Thurnby to Scraftoft and follow the sign for Keyham. Turn left in Keyham for Hungarton and then right onto Baggrave Road. The property can then be found on your left hand side shortly after passing the hall.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL broadband available.

Council Tax : Charwood Council : Band D.

Deposit : £1,442

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

Services : Mains electricity. Private drainage via septic sink. Mains water. Oil fired heating (any remaining oil must be purchased at the commencement of the tenancy).

EPC : Band E (new EPC on order).

ONE SMALL DOG WILL BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM, a professional carpet cleaning and damage rectification clause

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

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/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



TERMS

RENT:	£1,250 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,442
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
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
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