



125A MAIN STREET

WILLOUGHBY ON THE WOLDS, LOUGHBOROUGH,  
LE11 6DY

£1,695 Per month

Unfurnished

A well presented THREE bedroom detached bungalow located in a quiet cul-de-sac location in the highly regarded village of Willoughby on the Wolds. The property also benefits from a two adjoining paddocks totalling 3.65 acres. The property comprises of entrance hallway, large sitting room, sun room/dining room, kitchen, three double bedrooms, family bathroom, single garage and a large mature garden with outstanding views over surrounding countryside. \*AVAILABLE NOW\*

The property is located down a private driveway with parking for several vehicles and has oil fired central heating and uPVC double glazing. It also has the added benefit of two wood burning stoves and is conveniently situated close to the A46.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

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



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

# 3 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL :** Entered via a uPVC door with further door to hallway with cupboards housing the electrics and immersion heater tank.

**SITTING ROOM :** (7.94 x 5.25m) A large room with a wood burning stove, ceiling coving, three radiators, uPVC doors to garden.

**KITCHEN :** (2.92 x 5.47m) A modern kitchen comprising a range of eye and base level units, laminate worktops, built in fridge/freezer, integrated Neff electric oven, integrated Bosch dishwasher, stainless steel sink, Washing machine (not to be maintained or replaced by landlord), integrated electric hob, ceiling spotlights, tiled flooring and tiled splashbacks and one radiator.

**GARDEN ROOM/DINING ROOM :** (6.3 x 4.42m) with wood burning stove, radiators, double doors to patio, further door to garden and fully tiled flooring.

**BEDROOM ONE :** (3.09 x 3.19m) A double bedroom with radiator and views over the countryside, built in wardrobe.

**BEDROOM TWO :** (4.10 x 4.92m) A double bedroom with radiators, built in wardrobes and bedroom suite to include bed frame, dressing table, bedside cabinets and drawers.

**BEDROOM THREE :** (3.33 x 3.80m) A double bedroom with radiator.

**INTERNAL HALL :** With loft hatch and radiator.

**SHOWER ROOM :** A modern suite with low flush WC, sink, large shower enclosure with Mira mixer shower with rainfall head, fully tiled walls and flooring and a heated towel rail.

**OUTSIDE :** To the front there is a private driveway with a large drive with off street parking for several cars (4-5) with a single garage with power and light. To the rear there is a large mature garden mainly laid to lawn with a patio area and various mature shrubs and trees all enclosed by mature hedging.

**PADDOCK :** Adjoining the property is a paddock comprising of two paddocks, in total the paddock land is 3.65 acres. To the paddock there is two field shelters, tack store/room, haystore and chicken coop. (landlord not responsible for maintenance of these buildings) and the paddocks are ideally suited to no more than 4 fully grown horses.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains/blinds only.

Council Tax : E

Deposit : £,1494

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

Services : Mains electricity, water and drainage. Oil central heating (any remaining oil in the tank must be purchased prior to the commencement of the tenancy).

EPC : E.

A DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.

FEES : Assured shorthold tenancy agreement will be drawn up at a rent of £,1295 PCM with the deposit to reflect. A paddock agreement/grazing license will also be drawn up at an additional £400 PCM at a cost of £250 plus VAT to the tenant.

FURNITURE : Some furniture may be left in the Garden room, however should any tenant wish for certain items to be removed this can be arranged prior to the commencement of the tenancy.

### DIRECTIONS

To locate the property enter Main Street from London Road and turn left at the junction. Proceed down Main Street and the property driveway can then be found on your left hand side.

### 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).



## TERMS

<b>RENT:</b>	£1,695 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,494
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band E
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band E. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	66
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	