



OLD DALBY

10 CHURCH LANE, LEICS, LE14 3LB

£650 p.m.x.
Part Furnished

A delightful two bedroom stone built detached gate house to Old Dalby Hall, situated in this sought after village. The property retains many character features and benefits from oil-fired central heating and a good sized private lawned garden. The accommodation briefly comprises of two reception rooms, a kitchen, two double bedrooms and a bathroom. Old Dalby is a popular Vale of Belvoir village with a renowned pub, and is within easy commuting distance of Leicester and Nottingham.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Character features

ACCOMMODATION

ENTRANCE HALL with cupboard under the stairs and a radiator.

LOUNGE with bay window, feature slate fireplace and a radiator.

DINING ROOM with stone feature fireplace, built-in cupboard and a radiator. (No burner to be included)

KITCHEN with a stainless steel sink unit, oak effect roll top laminate work surfaces, a range of wall and base units and oil-fired central heating boiler.

REAR LOBBY with a radiator and a door leading to patio area.

SHOWER ROOM with an electric shower in cubicle and a w.c.

STAIRCASE AND LANDING with built-in cupboard leading to:-

FRONT DOUBLE BEDROOM with built-in cupboard and a radiator.

REAR DOUBLE BEDROOM with built-in cupboard and a radiator.

BATHROOM with a wash basin, panelled bath, w.c., airing cupboard and a radiator.

OUTSIDE

Stone built store and w.c.

Enclosed yard

Lawned gardens to front, rear and side.

STRICTLY NO PETS

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

TERMS

RENT: £650 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £850

FEES: A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £195 (including VAT) per property is payable, that being the cost of the inventory and agreement.

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, water and drainage. Any remaining oil must be purchased at the beginning of a tenancy.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band D.

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

Ref: 0880-2895-6886-9009-0735

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

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

LOCATION

To locate the property from Melton Mowbray, take A606 Nottingham Road out of town. Upon reaching Nether Broughton, turn left for Old Dalby. Follow the road through the village and at the end of the village green, turn left into Church Lane. The property is situated about 100 yards along the right hand side.



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