



## BOTTESFORD

5 DAYBELLS BARNS, GRANTHAM ROAD, NOTTS,  
NG13 0GZ

£900 p.m.x.  
Part Furnished

A well-presented three bedroom barn conversion benefitting from gas-fired central heating, full double glazing and neutral décor. The spacious accommodation briefly comprises two reception rooms, breakfast kitchen, study, ground floor cloakroom, three double bedrooms and a bathroom. The property retains a wealth of original features, and outside is a small courtyard garden to rear, a garage and ample parking and amenity area to the front.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

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

# Spacious barn conversion



A rare opportunity to reside in this spacious barn conversion located in the sought after village of Bottesford. The property retains many character features and offers spacious living accommodation for a professional couple or family looking for a charming home in the Vale of Belvoir.

# Viewing highly recommended

## ACCOMMODATION

### ENTRANCE PORCH

**ENTRANCE HALL** with a radiator.

**CLOAKROOM** with corner wash basin, w.c. and a radiator.

**STUDY** with beamed ceiling and a radiator.

**LOUNGE** with beamed ceiling and a radiator.

**DINING HALL** with double French door to garden, beamed ceiling and a radiator.

**BREAKFAST KITCHEN** with textured sink top, roll top laminate work surfaces, pine base units, space for oven (*Beko gas oven available to purchase under separate negotiation*), plumbing for automatic washing machine, wall mounted Protherm gas-fired central heating combi boiler, beamed ceiling, ceramic tiled floor, and a radiator.

**STAIRCASE AND FIRST FLOOR LANDING** with beamed ceiling and radiator, leading to:-

**MASTER DOUBLE BEDROOM** with beamed ceiling and a radiator.

**FRONT DOUBLE BEDROOM** with beamed ceiling and a radiator.

**REAR DOUBLE BEDROOM** with beamed ceiling and a radiator.

**BATHROOM** with panelled P-shaped bath, power shower in tiled cubicle, pedestal wash basin, bidet, w.c. and a radiator.

### OUTSIDE

Garage with up and over door

Parking for two cars

Small garden to front

Gravelled courtyard to rear



## GENERAL INFORMATION

**BOTTESFORD** is a much sought after village with good amenities including a post office, library, and various sports clubs, shops and restaurants. There is also a playgroup, Primary school and Secondary school. The village is within easy reach of Nottingham and Grantham by both road and rail.

## TERMS

|                     |   |
|---------------------|---|
| <b>RENT:</b>        | £900 per calendar month, in advance, exclusive of rates and council tax.  |
| <b>DEPOSIT:</b>     | £1,050  |
| <b>FEES:</b>        | A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £295 (including VAT) per property is payable, that being the cost of the inventory and agreement.   |
| <b>TERM:</b>        | A six month shorthold tenancy is offered.   |
| <b>SERVICES:</b>    | Mains electricity, gas, water and drainage.   |
| <b>VIEW:</b>        | Strictly by appointment with Shouler & Son.   |
| <b>COUNCIL TAX:</b> | Band D.   |
| <b>EPC:</b>         | This property has an Energy Performance Efficiency Rating Band D.<br>Ref: 9738-7975-6230-5118-7910<br>A full copy of the EPC is available upon request or can be downloaded from: <a href="http://www.epcregister.com/">http://www.epcregister.com/</a> |

## LOCATION

To locate the property from Grantham, take the A52 Barrowby Road out of town. Take the first right turning for Bottesford and the property can be found on your left-hand side, just before the village centre.

### STRICTLY NO PETS

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

Please note: photographs were taken in 2013, before the current tenancy.



BRITISH  
PROPERTY  
AWARDS  
2018-2019

**GOLD WINNER**

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