



GRIMSTON

NOOK COTTAGE, 6 SHOBY LANE, LEICESTERSHIRE,
LE14 3DD

£750 p.m.x.
Part Furnished

A charming two-bedroom semi-detached residence overlooking the village green located within the highly regarded village of Grimston. The property benefits from new carpets and new UPVC windows throughout, new décor and a gas fired combi boiler. The property has good links to both Melton, Leicester and Nottingham via the A46.



Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Attractive village cottage

ACCOMMODATION

ENTRANCE HALL Entered via a hardwood door with radiator and tiled flooring.

LOUNGE (10'6" x 13'6") with tiled fireplace and a radiator.

DINING/KITCHEN (15'11" x 13'7") with stainless steel sink unit as set in roll top laminate work surface, base units, eye height cupboards, radiator, beamed ceiling, tiled flooring and tiled splashbacks. Space for an electric oven and plumbing for an automatic washing machine.

STAIRCASE AND LANDING: With a radiator, leading to: -

BEDROOM ONE (13'7" x 13'6") double with feature fireplace and a radiator.

BEDROOM TWO (10' x 8'4") double with a radiator.

BATHROOM With panelled bath and shower tap attachment, wash basin, airing cupboard, radiator and vinyl flooring.

SEPARATE W.C With low flush WC and electric heater.

OUTSIDE

Boiler house with gas-fired combi boiler.
Lawned gardens to front and side with parking space to front.

PETS CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

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

TERMS

RENT: £750 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £865

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band B.

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

Ref: 9368-4074-6246-6231-4064

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

<https://find-energy->

[certificate.digital.communities.gov.uk/energy-certificate/9678-3005-9204-8229-5204](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9678-3005-9204-8229-5204)

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/>

LOCATION

Take the A606 Nottingham Road out of Melton. After passing through Ab Kettleby, take the first left at Little Belvoir crossroads, then take the third road on the left for Grimston. On entering the village, turn right just past the village green and take the first track to the right. The cottage can be found at the end of the track.



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