



23 MAIN STREET

SPROXTON, MELTON MOWBRAY, LE14 4QS

£1,195 Per month

Part furnished

An impressive three bedroom stone farmhouse situated in this sought after Leicestershire village. The property dates back to 1809 and still retains many of its original features, and has an oil-fired central heating system and some uPVC double glazing. The accommodation briefly comprises two reception rooms, a dining kitchen, utility room, ground floor cloakroom/w.c., three double bedrooms and a bathroom. Outside there is a single garage, five outbuildings and an enclosed garden.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Take the A607 Thorpe Road out of Melton Mowbray. At Waltham on the Wolds, turn right signposted Stonesby and Sproxton. On entering Sproxton, turn right and Greengates farm will be found almost immediately on your right-hand side.

Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with door to front and under stairs cupboard.

LOUNGE

with cast iron stove in brick surround, wooden mantel and stone hearth, exposed beams and a radiator.

SITTING ROOM

with open fire set in stone surround and mantel, having a tiled hearth, exposed beams and a radiator.

DINING KITCHEN

with a range of re-fitted base units, Leisure range electric cooker, stainless steel sink and drainer unit set in a laminate work top, mosaic tiled splashback, exposed beams, fitted cupboards and a radiator.

UTILITY ROOM

with white suite of re-fitted base units, stainless steel sink and drainer unit set in a laminate work top, plumbing for washing machine and dishwasher and a radiator.

CLOAKROOM/W.C

with white suite comprising wash basin and w.c., tiled splashback and heated towel rail.

REAR LOBBY

with door to garden and door to garage

STAIRS AND FIRST FLOOR LANDING

leading to:-

DOUBLE BEDROOM

with airing cupboard and a radiator.

DOUBLE BEDROOM

with a radiator.

DOUBLE BEDROOM

with a radiator.

BATHROOM

with white suite comprising bath, separate shower cubicle, wash basin and w.c., tiled splashbacks and a heated towel rail.

OUTSIDE

Enclosed lawned front garden.

Enclosed lawned rear garden with raised patio area.

Single garage with electric roller shutter door and store to rear.

Outbuilding containing oil tank.

Outbuilding containing central heating boiler.

First floor store and brick store.

Off-road parking for two cars (must not restrict access to adjacent farm)

Outside toilet

FURNISHINGS

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

PETS

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

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

- RENT:** £1,195 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £1,375
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band D
- EPC:** This property has an Energy Performance Efficiency Rating Band .
Ref
A full copy of the EPC is available upon request or can be downloaded from: <http://www.epcregister.com/>
- 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/>



Total area: approx. 157.0 sq. metres (1690.2 sq. feet)

County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	