



10 CHURCH LANE
OLD DALBY, LE14 3LB

£1,195 Per month
Unfurnished

The Lodge of Church Lane, Old Dalby offers a rare opportunity to reside in this spacious two bedroom stone built detached residence which was once the gate house to Old Dalby Hall.. The property is situated in this sought after village of Old Dalby and has recently undergone a scheme of refurbishment to include a new kitchen and bathroom, new carpets, refurbished shower room and new decoration.

The ironstone built property retains many character features such as a single glazed timber sash windows, ornamental fire places and quarry tiled flooring in the entrance hall. The property also benefits from oil-fired central heating, a large private lawned garden and outhouses.

The accommodation briefly comprises of hallway, two reception rooms (one of which could be utilized as a third bedroom), a kitchen, down stairs shower room/WC, two double bedrooms and a bathroom.

Old Dalby is a popular Vale of Belvoir village with a renowned pub (The Crown) and a highly regarded primary school. The village is within easy commuting distance of Leicester, Loughborough and Nottingham.

PETS CONSIDERED at landlords discretion at £25 PCM

Viewing strictly by appointment with
the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTERANCE HALL : Entered via a hardwood door with cupboard under the stairs, radiator and quarry tiled flooring.

LOUNGE : (13.00 x 10.10 ft) with bay window, ornamental feature slate fireplace (not in use) and a radiator.

DINING ROOM : (12.11 x 12.00 ft) with ornamental stone feature fireplace (not in use), built-in cupboard and a radiator.

KITCHEN : A newly fitted shaker style kitchen with a range of eye and base level units, wood effect laminate work surfaces, space for washing machine, fridge freezer and dishwasher, integrated electric oven and hob, stainless steel extractor fan, composite sink, tiled flooring and oil fired boiler.

REAR LOBBY : With a radiator and a door leading to rear courtyard.

SHOWER ROOM : A refurbished shower room with with an electric shower in cubicle and a w.c.

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

FRONT DOUBLE BEDROOM : (11.01 x 10.11 ft) A double bedroom with built-in cupboard, radiator and access to bathroom.

REAR DOUBLE BEDROOM : (11.11 x 11.02 ft) A double bedroom with built-in cupboard, radiator and access to bathroom.

BATHROOM : A newly fitted suite with sink built into vanity unit, panelled bath with shower over, low flush WC, heated towel rail, radiator and tile effect vinyl flooring.

OUTSIDE : A large stone built store and rear courtyard. Large gardens that wrap around the property. Parking is to the front of the property on the road.

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.

IMPORTANT TENANCY INFORMATION

The Property Is **UNFURNISHED** to include carpets and curtains only.

Council Tax : Melton Borough Council : Band D.

Internet : ADSL available.

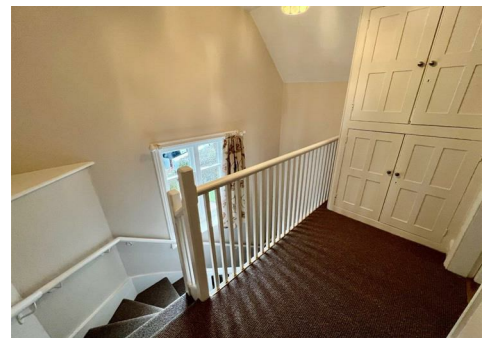
Deposit : £1,378

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 by the ingoing tenant at the commencement of the tenancy).

EPC : Band E

PETS : *PETS CONSIDERED at landlords discretion at £25 PCM. A damage rectification clause will be added to the contract.



TERMS

RENT:	£1,195 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,378
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
EPC:	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: https://www.gov.uk/find-energy-certificate
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/



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.

