



**6 SHOBY LANE**  
GRIMSTON, LE14 3DD

**£850 Per month**  
Not specified

Nook Cottage of Grimston offers a rare opportunity to reside in this newly decorated TWO bedroom semi-detached cottage located in the sought after village of Grimston.

The property is located at the end of a quiet driveway in a secluded spot within the village and benefits from gas fired heating, uPVC double glazing and retains many character features such as latch and brace doors and a beamed ceiling.

Grimston is a pretty rural village with a renowned pub named The Black Horse and is within easy travelling distance of Melton Mowbray, Leicester and Nottingham.

The cottage comprises of entrance hall, sitting room, breakfast kitchen with pantry, stairwell to first floor, two double bedrooms and bathroom with seperate WC.

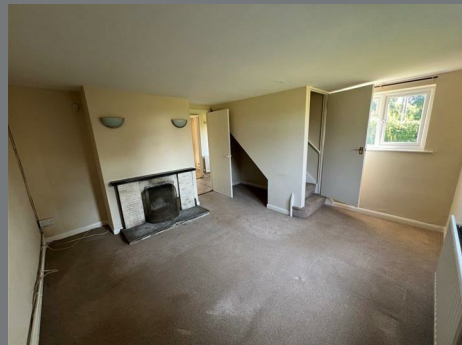


Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)

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

# 2 bedroom House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with tiled floor and radiator.

LOUNGE with tiled fireplace with stone hearth and a radiator.

BREAKFAST KITCHEN with stainless steel sink unit as set in roll top laminate work surface, base units, eye height cupboards, a radiator, beamed ceiling and plumbing for automatic washing machine.

PANTRY with shelving.

STAIRCASE AND LANDING with a radiator, leading to:-

FRONT DOUBLE BEDROOM with feature fireplace and a radiator. (Ceiling as shown in photo will be redecorated as similar to whole property)

FRONT DOUBLE BEDROOM with a radiator.

BATHROOM with panelled bath with shower off taps, pedestal wash basin, airing cupboard and a radiator.

SEPARATE W.C. with low flush suite and electric heater.

OUTSIDE Boiler house with gas fired combi boiler with further coal store. Lawned garden to front and side of the house and parking to the front of the property.

### LOCATION

The the A606 out Nottingham Road. After passing through Ab Kettelby and take the first left at Wartnaby cross roads and then take the third road on your left signposted Grimston. On entering the village turn right just past the village green and take the first track on the right,

### IMPORTANT TENANCY INFORMATION

EPC RATING : E.

COUNCIL TAX : Melton Council B.

SERVICES : Mains gas, water, drainage and electric.

INTERNET : ADSL available.

Deposit : £980

Term : A 12 month assured shorthold tenancy is offered with a periodic tenancy thereafter.

Pets : A small dog would be permitted at the landlords discretion at an increased rent of £25 PCM.

Viewings : Strictly by appointment with Shouler & Son .

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent )

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

### DISCLAIMER

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



## TERMS

- RENT:** £850 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £980
- 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,  
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**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) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	