

SPINNEY LODGE GIBSONS LANE

OLD DALBY, LE14 3LH

£1,050 Per month

Unfurnished

Spinney Lodge of Old Dalby is a well-presented and spacious three bedroom link-detached bungalow situated on a working farm on the outskirts of the popular village of Old Dalby. The property benefits from beautiful views across open countryside and offers spacious accommodation throughout.

The property is located on the outskirts of the village which local amenities include primary school and a renowned restaurant/public house.

The accommodation briefly comprises two large reception rooms, kitchen, large utility room
with w.c., three bedrooms and a shower room with under floor heating. Outside there is ample off-road parking via gated driveway and lawned gardens with small patio area. The property has an oil fired central heating system and uPVC double glazing throughout



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

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3 bedroom Bungalow - Link Detached









Viewing Highly Recommended

ACCOMMODATION

SUMMARY
ENTRANCE HALL with telephone point, airing cupboard, and a radiator.

LOUNGE (20' x 13') with working stone fireplace, television point, sliding double glazed doors to patio area, and a radiator.

DINING ROOM (18'3" x 12'7") with brick fireplace, log burner (not to be used), television point, telephone point, and sliding double glazed doors to patio area.

KITCHEN (10'6" x 9'10") with a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, tiled splashbacks, integrated oven,
integrated hob with extractor over, and a radiator.

UTILITY ROOM (19'7" x 18'6") with a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, plumbing for washing machine, space for fridge freezer, under-counter oil-fired central heating boiler, storage cupboard, radiator, and door to

W.C. with wash basin and w.c.

DOUBLE BEDROOM (13'1" x 11'7") with a television point and a radiator.

DOUBLE BEDROOM (11'6" x 9'5") with fitted wardrobes and a radiator.

SINGLE BEDROOM (9'3" x 9'5") with a radiator.

SHOWER ROOM with white suite comprising w.c. wash basin and walk in shower enclosure, heated towel rail, radiator, and under floor heating.

OUTSIDE Lawned garden to two sides with small patio area. Gated off-road parking to front of the property. Outbuilding housing oil tank.

IMPORTANT TENANCY INFORMATION
The Property Is UNFURNISHED to include carpets and some blinds.

INTERNET : ADSL Broadband internet available.

Council Tax : Melton Borough Council : Band C

Deposit : £1,211

Term : A 6 month assured shorthold tenancy is offered with a mothly periodic tenancy thereafter.

Services : Mains electricity and water. The electricity is supplied on a sub meter and the landlord's supplier must be used. There is no water charge. Private drainage free of charge. Any remaining oil must be purchased at the beginning of a tenancy.

EPC : E.

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.

LOCATION
To locate the property, take the A606 Nottingham Road out of Melton Mowbray. Turn left at the Little Belvoir crossroads and take the second right for Old Dalby. At the crossroads, turn left onto Gibsons Lane. The driveway for Old Dalby Grange can be found on your right hand side, then bear right through the white gate.

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 Â£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





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TERMS

RENT:	£1,050 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,211
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band E
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/

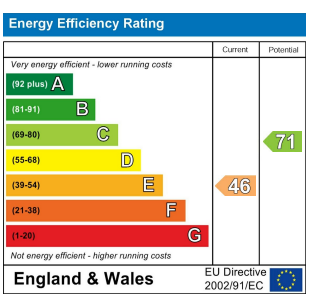


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EPC: This property has an Energy Performance Rating. A copy is available upon request.



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