



## KEEPERS COTTAGE

HUNGARTON, LEICESTER, LE7 9JB

£1,150 Per month

Unfurnished

KEEPERS COTTAGE offers a rare opportunity to reside in this TWO double bedroom DETACHED country residence situated within the grounds of Baggrave Hall near Hungarton. The property enjoys delightful open views of countryside to all aspects. The cottage benefits from oil-fired central heating, double glazing and solid limed oak kitchen units.

The accommodation briefly comprises of a lounge with open fire, dining room, kitchen with integrated appliances, utility room and downstairs w.c., study, two double bedrooms, and a family bathroom. Outside there are large lawned gardens to front and rear with outstanding views of open countryside and paddock land. To the front there is off-road parking to a large private driveway.

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 - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

LOUNGE with an oak corner cabinet and traditional open fire.

DINING ROOM with under-stairs storage cupboard housing a wine rack.

KITCHEN with a range of wall and base units, roll top work surfaces, inset sink with mixer tap, built in electric hob, built in electric oven, overhead extractor fan, built in fridge/freezer, and a built in dishwasher (dishwasher not to be maintained or replaced by landlord).

UTILITY ROOM with space for a washing machine, oil boiler and access to downstairs w.c/cloakroom.

SECOND RECEPTION ROOM with a radiator.

DOUBLE BEDROOM with a radiator.

DOUBLE BEDROOM with built in oak wardrobes and an airing cupboard.

BATHROOM with a w.c., bath with shower screen and a mixer tap, wash basin, and heated towel rail.

OUTSIDE Large lawned gardens to front and rear with views over open fields. Driveway providing off-road parking for several vehicles.

### IMPORTANT TENANCY INFORMATION

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

Council Tax : Harborough District Council : Band D.

Deposit : £1,153

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

Services : Mains electricity, private drainage and water payable to estate. Oil fired central heating, any remaining oil must be purchased at the commencement of the tenancy.

EPC : E.

Pets : Strictly no pets permitted due to working dogs being present on the estate.

### LOCATION

To locate the property, take Dalby Road (B6047) out of Melton Mowbray. Continue through Great Dalby, Thorpe Satchville and Twyford. After leaving Twyford, turn right onto Leicester Road and then take the next turning on your left hand side. Turn left for Baggrave Hall, pass the hall on your right, bear right around the bend and follow the track to the end and the cottage will be found at the end of the road.

### 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).

#### WHAT3WORDS

///songbirds.braved.restless





## TERMS

<b>RENT:</b>	£1,150 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,326
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D
<b>EPC:</b>	<p>This property has an Energy Performance Efficiency Rating Band E.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a></p>
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