



THE KEYSTONES SANDPIT £1,475 Per month
LONG CLAWSON, MELTON MOWBRAY, LE14 4NX
Unfurnished

The Keystones of Long Clawson is a three/four bedroom DETACHED property located in the heart of the sought after village of Long Clawson. The spacious property overlooks Long Clawson Manor and paddock land to the rear and benefits from uPVC double glazing and gas fired central heating.

In brief the property comprises of entrance hall, sitting room, utility room, breakfast kitchen, WC, three bedrooms to the ground floor with the master being upstairs with an ensuite.

Long Clawson is a well serviced village located 5 miles out of Melton to the north. The village has local amenities to include a Deli, pub, shops and surgery.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

4 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a uPVC door to a large entrance hall with tiled floor, radiator and storage cupboard.

WC

With low flush WC and ceramic sink.

BEDROOM FOUR/OFFICE (8.09 x 12.00 ft)

A double bedroom with radiator, cupboard housing immersion tank and laminate flooring.

UTILITY ROOM

With wall mounted gas fired boiler, base level units, space for washing machine, sink and tiled flooring.

BREAKFAST KITCHEN (13.02 x 12.00 ft)

A traditional hardwood pine country kitchen comprising of a range of eye and base level units, green laminate worktops, kitchen table and chairs (can be removed if required), inbuilt electric oven, inbuilt fridge, integrated electric hob, extractor fan, composite inset sink, hotpoint undercounter freezer (not to be maintained or replaced by landlord), radiator and terracotta tiled flooring.

DINING ROOM (11.01 x 14.00 ft)

With laminate flooring and radiator.

SITTING ROOM (14.00 x 19.11 ft)

A large room with stairs to master bedroom, sliding uPVC doors to garden overlooking paddock land, laminate flooring and brick built ornamental fire surround.

BEDROOM TWO (12.00 x 14.08 ft)

A ground floor double bedroom with radiator and open area leading to ensuite with shower cubicle with mixer shower, radiator and sink.

BEDROOM THREE (11.00 x 12.00 ft)

A ground floor double bedroom with radiator.

BATHROOM

A modern suite comprising of ceramic sink built into unit, bath with screen and mixer shower, modern ceramic tiled splashback, radiator and wood effect laminate floor.

WC

With low flush WC and wood effect flooring.

BEDROOM ONE (MASTER 18.03 x 14.04 ft)

Upstairs double bedroom with dual aspect windows with two radiators, inbuilt wardrobes and ensuite.

ENSUITE

A modern ensuite comprising low flush WC, ceramic sink vanity unit, modern shower enclosure with mixer shower, tiled splashbacks and quartz tiled floor.

OUTSIDE

The property offers ample off street parking for several cars to the gravelled driveway, a detached double garage with power connected, a private garden to the rear mainly laid to lawn with large patio area, mature beds of plants overlooking paddock land. Gravelled seating area to side.

LOCATION

To locate the property enter Long Clawson from Melton via Melton Road, bare right around the bend and then right again past Long Clawson Old Manor. Shortly after passing the Manor turn right onto Sandpit Lane and the property can be located directly on your right hand side.

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

REDRRESS: 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).

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS, CURTAINS AND BLINDS ONLY.

Council Tax : Melton Borough Council : Band G.

Internet : ADSL and Fibre available.

Deposit : £1,701

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

Services : Mains electricity, gas, water and drainage.

EPC : Band C.

A SMALL OR MEDIUM DOG or SINGLE CAT MAY BE CONSIDERED at the discretion of the



TERMS

RENT:	£1,475 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,701
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band G
EPC:	This property has an Energy Performance Efficiency Rating Band C. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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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) A			
(81-91) B			
(69-80) C		73	81
(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	