



1 MAIN STREET
GRIMSTON, LE14 3BZ

£2,000 Per month
Unfurnished

Hillside Farm of Grimston is a spacious FOUR bedroom detached residence located in the highly regarded village of Grimston near Melton Mowbray. The property was renovated in 2020 to include new timber sash windows to the front elevation and new fixtures and fittings throughout.

The property is heated via a gas-fired central heating system and has double glazed windows. The farmhouse retains many character features throughout but also benefits from the convenience of modern fixtures and finishes. The house overlooks the village green and is located next to the community owned Black Horse public house.

The accommodation briefly comprises an entrance hall, kitchen, lounge, dining room, garden room, utility room, ground floor shower room, four double bedrooms, a further shower room and a bathroom. Outside there are enclosed lawned gardens to the front and rear, and a driveway providing off-road parking for two cars.

Viewing strictly by appointment with
the sole agents.

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Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

4 bedroom House - Link Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL entered via hardwood door to hallway with radiator and stairs to landing.

KITCHEN (14'9" x 13'3") with a range of wall and base units, stainless steel sink and drainer unit as set in roll top work surfaces, integrated electric oven, integrated gas hob, freestanding gas AGA, integrated dishwasher, space and plumbing for a large fridge freezer, radiator, tiled flooring and tiled splash backs.

DINING ROOM (12'1" x 13'10") with a storage cupboard and a radiator.

LOUNGE (14' x 15'6") with a wood burning stove and two radiators.

GARDEN ROOM (16' x 8'7") Oak framed room with skylight, doors to driveway and garden, tiled flooring with under floor heating, and stairs to first floor.

GROUND FLOOR SHOWER ROOM with white suite comprising w.c. wash basin and corner shower enclosure with electric shower, tiled splash backs, tiled flooring and a radiator.

UTILITY ROOM (13' x 6'10") with a range of base units, stainless steel sink and drainer unit as set in laminate work surfaces, space for washing machine, space for condensing tumble drier, tiled flooring, tiled splash backs and a radiator.

STAIRCASE AND FIRST FLOOR LANDING with a radiator, leading to:-

DOUBLE BEDROOM (15'6" x 9'9") with an ornamental fire and a radiator.

SHOWER ROOM with white suite comprising wash basin, w.c. and a large walk in shower enclosure with mixer shower, radiator, tiled splash backs and tiled flooring.

DOUBLE BEDROOM (12'4" x 10'9") with a radiator.

BATHROOM with white suite comprising wash basin, w.c. and P-Shaped bath with mixer shower over, heated towel rail, airing cupboard housing new Worcester Bosch Gas combi boiler, radiator, tiled splash backs and vinyl flooring.

DOUBLE BEDROOM (15'4" x 9'11") with two radiators.

DOUBLE BEDROOM (13'5" x 11'6") with two radiators and eaves storage cupboards.

OUTSIDE Lawned cottage garden to the front. Large private mature lawned garden to rear with patio area. Driveway to rear providing off-road parking for two cars

LOCATION

To locate the property from Melton, take Asfordby Road out of the town centre. Pass over the first roundabout and proceed through Asfordby Hill. At Asfordby Valley, take the second exit on the roundabout towards Loughborough. Continue on this road and after a quarter of a mile, take the turning on your right hand side signposted Grimston. Continue to the village of Grimston, and the property can be found in the village centre to the left hand side of the The Black Horse public house

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band D.

Deposit : £2,307

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

INTERNET : ADSL broadband available.

Services : Mains electricity, gas, water and drainage.

EPC : D rating.

PETS : A small or medium dog may be permitted at the landlords discretion, this would be subject to £25 PCM more on the rent and a professional damage rectification clause will be added to the contract. The carpets would also be expected to be cleaned to ensure they are free from dirt/fleas/odours on vacation.

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



TERMS

RENT:	£2,000 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£2,307
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
EPC:	This property has an Energy Performance Efficiency Rating Band D. 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.

