



JERICO LODGE STABLES

LEESTHORPE, MELTON MOWBRAY, LE14 2XG

£1,750 Per month
Unfurnished

JERICO LODGE STABLES offers a rare opportunity to reside in this spacious and newly renovated FOUR double bedroom converted stable block set in an idyllic countryside location offering beautiful views over surrounding countryside.

Renovated to an exacting standard the property benefits from generous internal proportions and has vaulted ceilings with exposed roof trusses, bespoke fitted kitchen with quartz worktops, uPVC glazing with bi fold doors to living area, inbuilt appliances and a modern and economical to run air source heating system.

The accommodation briefly comprises entrance hallway, WC/cloakroom, utility room, a very large open plan kitchen/living/dining room, sitting room with bi-fold doors offering stunning views, bedroom with dressing room and ensuite, three further bedrooms (one with ensuite) and family bathroom.

Outside there is a newly graveled driveway with off street parking for several cars and a large lawned garden overlooking surrounding pasture land.

CALL NOW TO ARRANGE YOUR VIEWING

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

SUMMARY

ENTRANCE HALL : with composite door to entrance hall, karndeian flooring, spotlights and door to WC and utility room.

WC : with low flush WC, pedestal sink on vanity unit.

UTILITY ROOM : with a range of eye and base units, granite effect laminate worktops, hotpoint washing machine, tumble drier (washing machine and tumble drier not to be maintained or replaced by the landlord), composite door to garden, double doors to cupboard housing the hot water cylinder and heating controls for ground source heating, kamdean flooring and ceiling spotlights.

LIVING/KITCHEN : (28.03 x 17.11 ft) a very spacious and open vaulted ceiling with exposed trusses, a modern kitchen comprising a range of eye and base level units, solid quartz worktops, integrated electric hob and oven, extractor fan, stainless steel sink, integrated dishwasher, integrated bin storage, large American fridge freezer, integrated microwave/oven, bi-fold doors to the porcelain patio, breakfast bar area, kamdean flooring and bespoke lighting.

INTERNAL HALL : with spotlights and kamdean flooring.

BEDROOM ONE : (11.11 x 9.09 ft) a large double bedroom with beamed ceilings and kamdean flooring with door to :

DRESSING ROOM : (9.09 x 7.09 ft) a practical room ideal for a clothes storage with kamdean flooring and spotlights and door leading to :

SHOWER ROOM (ENSUITE) : a modern bathroom with three piece suite comprising large shower enclosure with mixer shower and rain fall head, low flush WC, chrome towel rail, ceramic wall mounted sink with vanity unit below, wall mirror with LED lighting, spotlights, fully tiled walls and kamdean flooring.

SITTING ROOM : (19.08 x 13.04 ft) a very spacious room with bi-fold doors, french doors opening to patio, vaulted ceiling and far reaching views.

BEDROOM TWO : (13.00 x 8.10 ft) a double bedroom with radiator.

BEDROOM THREE : (14.09 x 9.06 ft) a double bedroom with wooden engineered flooring, radiator and door to ensuite.

ENSUITE : with low flush WC, sink, shower enclosure with mixer shower, fully tiled walls and flooring, velux window and under floor heating.

BEDROOM FOUR : (11.10 x 12.06 ft) a double bedroom with radiator, exposed trusses, ceiling spotlights and velux window.

FAMILY BATHROOM : a newly fit bathroom with panelled bath, shower enclosure with mixer shower, low flush WC, sink on vanity unit, chrome towel rail, mirrored medicine cabinet and storage cupboard. Walls are tiled with tiled flooring.

OUTSIDE : To the front there is a private driveway with off street parking via a graveled driveway for several cars, The gardens are mainly laid to lawn with a porcelain patio.

IMPORTANT TENANCY INFORMATION

The Property Is **UNFURNISHED** with built in appliances only.

Council Tax : Melton Borough Council : Band B.

Viewings : Strictly by appointment with Shouler & Son only.

Internet : Satellite broadband available or ADSL.

Deposit : £2,019

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

Services : Mains electricity and water. Private drainage (tenant to contribute towards the annual servicing of the water treatment unit). Charges for power of water treatment plant, proportional amount reimbursed half yearly.

EPC : D rating.

STRICTLY NO PETS DUE TO LOCATION (LIVESTOCK PRESENT).

LOCATION

To locate the property, take the A606 Burton Road out of Melton Mowbray. After passing through Burton Lazars, take the next left for Whissendine and next left again onto Cuckoo Hill for Stapleford. At the top of the hill, turn right into the tree lined drive, and as the drive forks turn left and the property is to be found behind Jericho Lodge Cottage.

DISCLAIMER

TENANT FEES

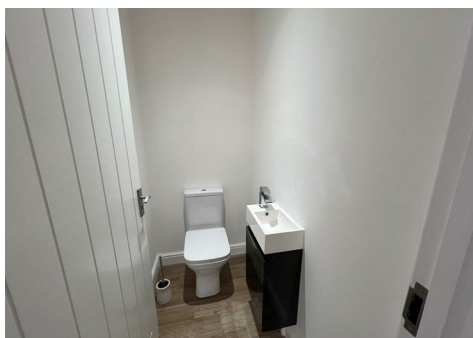
Upfront Applicant and Referencing Fees - Nil.

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.



TERMS

RENT:	£1,750 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£2,019
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	<p>This property has an Energy Performance Efficiency Rating Band D.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate</p>
REDRESS:	<p>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/</p>



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