



1 CREAM GORSE COTTAGE £1,100 Per month

KIRBY BELLARS, LE14 2TQ

Unfurnished

Cream Gorse Cottages offers a rare opportunity to reside in a quiet rural location overlooking fields in a newly renovated two bedroom period semi detached residence in between the villages of Kirby Bellars and Gaddesby.

The property has recently undergone a scheme of refurbishment to include a new kitchen and bathroom, new flooring, decoration and landscaping. There is also a newly installed oil fired central heating system and two multi fuel/wood burning stoves.

The cottage comprises of entrance porch/boiler room, WC, breakfast kitchen, two further reception rooms and upstairs there are two further bedrooms and a family bathroom off of the rear bedroom. Outside there is a large gravelled gated driveway, lawn and two brick stores.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

UTILITY/BOILER ROOM : Entered via a composite stable door with worktop with storage underneath, new oil fired wall mounted boiler and door to WC.

WC : With low flush WC, heated towel rail.

BREAKFAST KITCHEN : (12.08 x 10.11 ft) a renovated and newly fitted shaker kitchen with a range of eye and base level units, granite effect laminate worktops, stainless steel sink, space for a fridge freezer, space for washing machine, stainless steel black extractor fan, integrated elec hob and oven, ceiling downlights, radiator and wood effect vinyl flooring and space for a table.

MIDDLE RECEPTION ROOM : (12.10 x 11.00 ft) with multi fuel stove with granite hearth, sash windows to each side, under stairs storage cupboard, radiator and wood effect vinyl floor.

FRONT RECEPTION ROOM : (12.11 x 11.01 ft) with sash window to front, radiator and wood burning stove.

FRONT BEDROOM (1) : (12.10 x 11.02 ft) a spacious double bedroom with radiator and a uPVC sliding sash window to front with views over fields.

REAR BEDROOM (2) : (11.00 x 12.11 ft) a double bedroom with radiator and views over paddock land. Door housing the hot water cylinder and door to bathroom.

BATHROOM : A newly fit three piece suite with P-shaped acrylic bath, screen, mixer shower, low flush WC, radiator, sink in vanity unit, ceiling spotlights and wood effect vinyl flooring.

OUTSIDE : There is a private gated gravelled driveway providing parking for several vehicles. Two brick built stores (one with power and light) and the garden is mainly laid to lawn.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and blinds/curtain poles only.

Council Tax : Melton Borough Council : Band C.

Deposit : £1,269

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

Services : Mains electricity and water. Private drainage. Oil central heating (any remaining oil must be purchased at the start of the tenancy).

EPC : TBC (on order).

STRICTLY NO PETS PERMITTED.

VIEWINGS : Strictly by appointment with Shouler & Son .

INTERNET : ADSL available.

LOCATION

Leave Melton via the A607 Leicester Road. Upon reaching Kirby Bellars, take the left-hand turning into Gaddesby Lane prior to reaching Kirby Hall. Proceed a good way along this road and then prior to reaching Pasture Lane, the cottage will be seen on your left-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

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).



TERMS

RENT:	£1,100 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,269
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band F. 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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Melton Mowbray, Leicestershire LE13 1QF

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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			
(55-68) D			
(39-54) E			
(21-38) F			28
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	