



FAIR FARM MELTON ROAD

WALTHAM ON THE WOLDS, LE14 4AJ

£1,500 Per month

Not specified

Fair Farmhouse of Waltham on the Wolds offers a rare opportunity to reside in this spacious and impressive detached stonebuilt 19th century farmhouse still retaining many of its original features located in the highly regarded village of Waltham on the Wolds.

The property benefits from recent partial redecoration and new carpets to two reception rooms, the property has several large reception rooms, four large bedrooms, gated parking with a barn area for parking/storage, front garden and a large rear patio garden, oil-fired central heating and partial double glazing.

This spacious accommodation briefly comprises of four bedrooms, three reception rooms, two en-suite shower rooms, kitchen, family bathroom and a large pantry. Outside offers a double car port via the barn, a lawned garden to front with courtyard to the rear.

Ideally suiting a professional individual, couple or family looking for a traditional farmhouse in a quiet village located on the outskirts of the Vale of Belvoir and a 5 minute drive into Melton.



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 entrance door, original flagstone flooring, understairs cupboard and a radiator.

LOUNGE (19.02 x 14.10 ft) a spacious room with new carpet, ornamental non working fire place with brick surround and tiled hearth and a radiator.

DINING ROOM (18.03 x 13.01 ft) another large room having new carpet, multi fuel stove with stone surround and hearth and a radiator.

SITTING ROOM : a very large room with ornamental fire (not in use) with stone hearth, exposed beams and stonework and a radiator.

BREAKFAST KITCHEN : with a range of wall and base units, AGA (not in use and not functioning), granite effect laminate worksurfaces, 1 ½ sink and drainer unit, under counter fridge, integrated fridge, integrated dishwasher, integrated electric oven and hob, radiator.

CELLAR/FREEZER ROOM : with base units, laminate worksurface and shelving.

LEAN TO with tiled floor and exposed stonework.

CLOAKROOM/W.C. with tiled floor, ½ tiled walls and a w.c.

UTILITY/BOILER/BOOT ROOM : with wall and base units, stainless steel sink and drainer unit set in a laminate worksurface, tiled splashback, oil fired central heating boiler, and a radiator.

STAIRCASE AND FIRST FLOOR SPLIT LEVEL LANDING with spotlights, storage cupboard and a radiator.

MASTER BEDROOM SUITE (13.03 x 2.07 ft) with feature vaulted ceiling, fitted wardrobes and a radiator and **EN-SUITE SHOWER ROOM** with a white suite comprising double shower cubicle, washbasin and w.c., halogen spotlights, tiled floor and part tiled walls and a heater towel rail.

GUEST DOUBLE BEDROOM (11.08 x 14.05 ft) with a radiator and steps up to a modern **EN-SUITE SHOWER ROOM** with a white suite comprising shower cubicle, washbasin and w.c., tiled floor and walls.

LARGE FRONT FACING DOUBLE BEDROOM (19.02 x 14.11 ft) a double bedroom with countryside views and a radiator.

SINGLE BEDROOM (8.08 ft x 14.06 ft) with eye height cupboards and a radiator.

BATHROOM : with steps down to a white suite comprising bath, washbasin and w.c., tiled

splashbacks, storage cupboard, further base cupboards and a wall mounted Dimplex heater.

OUTSIDE : To the front there is a lawned garden and gravelled parking area via a shared gravelled driveway. Large stone barn to be used for parking/storage. To the rear there is a large courtyard patio area and oil tank.

IMPORTANT TENANCY INFORMATION

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

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band F

Deposit : £1,730

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

Services : Mains electricity, water and drainage. Oil fired heating (any remaining oil must be purchased at the point of the tenancy commencing).

EPC : Band E.

A small or medium dog may be permitted at the discretion of the landlord at an increased rent of £25 PCM.

Viewings : Strictly by appointment with Shouler & Son .

Access : Proeprty to rear has right of way over the driveway to access their property.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate



TERMS

RENT:	£1,500 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,730
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	45	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	