



HOME FARMHOUSE BURROUGH ROAD

LITTLE DALBY, LE14 2UG

£1,995

Not specified

Set against a stunning rural backdrop just outside the charming hamlet of Little Dalby, this beautiful farmhouse has been thoughtfully refurbished and offers an exceptional blend of character and modern comfort. With far-reaching views across the Leicestershire countryside, this four-bedroom home provides the perfect escape to a tranquil lifestyle while still being conveniently located.

The property has been finished to a high standard, boasting new carpets and a fresh, neutral décor throughout, ready for a new family to make their own.

New EPC being conducted the 26th August

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 - Attached



Viewing Highly Recommended

ACCOMMODATION

Entrance Hall

(3.69m x 1.82m) With stairs to the first floor and a front entrance door.

Living Room

(4.57m x 3.81m) The spacious living room is a bright and airy space, featuring two double-glazed windows and a radiator.

Dining Room

(4.56m x 3.79m) This offers a great space for formal dining, with two double-glazed windows and a feature fireplace and surround.

Kitchen / Dining Room / Family Room

(9.46m x 3.35m), The heart of the home is the impressive kitchen family room which is fitted with a range of matching base and eye-level units, ample work surfaces, and a fitted oven, hob, extractor, dishwasher, fridge, and freezer. A wood burner adds a cosy touch, and the room benefits from laminate flooring.

Utility Room

(2.00m x 5.25m), Adjacent to the kitchen is the utility room which houses the floor-mounted oil boiler, appliance space, and provides access to the garage.

Lobby 1

(4.54m x 1.39m) Completing the ground floor are two useful lobbies and a downstairs WC There is a door to the rear and two double-glazed windows.

Lobby 2

(1.39m x 4.26m) Provides a door to the outside.

WC

(1.36m x 1.66m) Featuring a toilet, wash hand basin, and a double-glazed window.

First Floor Landing

Upstairs, the landing is bathed in natural light from two double-glazed windows. This floor hosts two of the four bedrooms.

Bedroom One

(4.13m x 3.42m) Double-glazed window, a radiator, and two plugs with USB and Type C connectors.

Bedroom Two

(5.20m x 2.40m) Features two double-glazed windows and includes two plugs with USB and Type C connectors.

Second Floor Landing

The second-floor landing leads to the remaining two bedrooms and the family bathroom.

Bedroom Three

(3.79m x 4.55m) Generous size, with a double-glazed window, radiator, and modern plugs with USB and Type C connectors

Bedroom Four

(4.56m x 3.79m). Generous size, with a double-glazed window, radiator, and modern plugs with USB and Type C connectors

Bathroom

(1.70m x 2.56m) The family bathroom is fitted with a clean and contemporary white suite.

Outside

The outside of the property is accessed via gated driveway parking, which leads to an open-aspect garage/carport. The enclosed garden offers a private space for relaxation and enjoyment, with stunning views across the surrounding open countryside. This home presents a fantastic opportunity to enjoy a peaceful, rural lifestyle with all the modern conveniences you could wish for. Viewing is highly recommended to fully appreciate the quality and location of this beautiful property.

Important Tenancy Information

The Property Is UNFURNISHED.

Council Tax: Melton Borough Council : Band E.

Deposit : £2884

The Property Is UNFURNISHED

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

Services : Mains electricity, water and drainage. Oil heating.

EPC : E

INTERNET : ADSL internet available.

Viewings : Strictly by appointment with Shouler & Son .

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

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

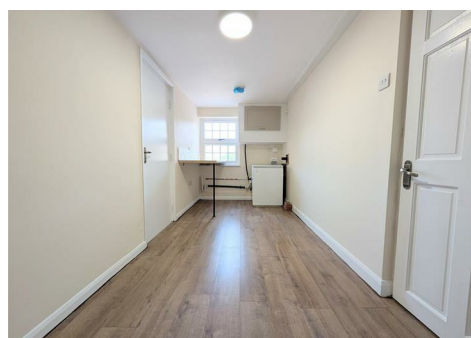
Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence



TERMS

RENT:	£1,995 , in advance, exclusive of rates and council tax.
DEPOSIT:	£2,301
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band E
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/



vase.octagon.nozzles

County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

