



3 THE NOOK

SPROXTON, MELTON MOWBRAY, LE14 4QU

£1,395 Per month

Part furnished

Nook Cottage offers a rare opportunity to reside in this spacious detached 18th century ironstone built three bedroom cottage offering a wealth of character features.

The property retains many original features to include pine doors, wood burning stove, beamed ceilings, window seats and also benefits from oil fired central heating and uPVC double glazing and has recently undergone partial internal redecoration.

There is a very large garden to the rear, barn with sheltered parking for 3 cars and a workshop.

Sproxtton is a quiet village located in the heart of the Vale of Belvoir with good road links to both Grantham and Melton Mowbray.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

LOUNGE

17'10 x 12'02

Entered via its original hardwood door, this room has beamed ceiling, wood burning stove, window seats, radiator and stairs to first floor landing.

DINING ROOM

11'10 x 9'04

with radiator and ornamental fire (not in service).

KITCHEN

13'02 x 9'04

Comprising a range of eye and base level units, laminate wood effect work surfaces, stainless steel sink, floor mounted oil fired boiler, integrated electric hob and oven, extractor fan, tiled splash backs, vinyl flooring and a radiator.

UTILITY ROOM

with space for a washing machine and vinyl flooring.

WC

with low flush WC and vinyl flooring.

BEDROOM ONE

13'04 x 9'05

a double bedroom with radiator.

BEDROOM TWO

8'10 x 9'02

a double bedroom (no radiator).

BEDROOM THREE

12'07 x 9'09

a double bedroom with radiator and wardrobe closet.

BATHROOM

A modern and well presented three piece suite comprising of low flush WC, sink pedestal, panelled bath with shower over, tiled walls, radiator, vinyl flooring and airing cupboard housing the immersion heater.

OUTSIDE

To the front there is a mature cottage garden and to the rear there is a large garden mainly laid to lawn all enclosed by wire and post fencing. There is a private driveway to the rear of the property with parking for 3 cars in a barn. There is also a workshop (please note the workshop has no power or light connected and is not watertight).

LOCATION

To locate the property take the A607 Thorpe Road out of Melton. At Waltham on the Wolds turn right and proceed through the village. Continue through Stonesby to Sproxton. On entering the village turn right, proceed along Main Street and bear right onto Coston Lane, The Nook is the first on the left hand side, and the property is situated on the left.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some curtains only.

INTERNET : ADSL broadband available.

Council Tax : Melton Borough Council : Band E.

Deposit : £1,609

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

Services : Mains electricity, water, main drainage. Oil fired heating (any remaining oil must be purchased by the tenant prior to the tenancy starting).

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : E rating.

A SMALL PET WOULD BE CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

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 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/>

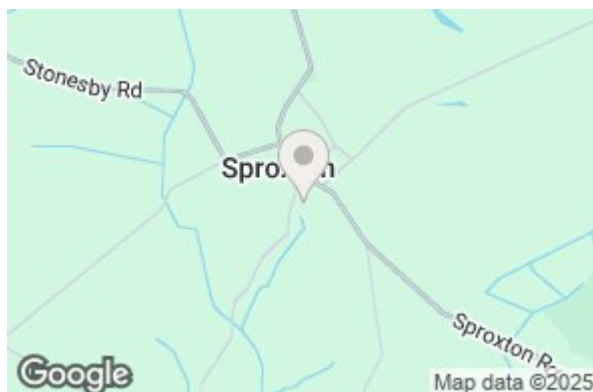
Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting



TERMS

RENT:	£1,395 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,609
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band E
EPC:	<p>This property has an Energy Performance Efficiency Rating Band E.</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>
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