



LEESTHORPE

JERICO LODGE STABLES, STAPLEFORD ROAD,
LEICS, LE14 2XG

£575 p.m.x.
Part Furnished

A rare opportunity to reside in this one bedroom former stable block offering luxury accommodation in this unspoilt rural area. Benefiting from countryside views, this tasteful conversion has vaulted ceilings with exposed roof trusses and timber framed skylights. The property is heated via an oil-fired central heating system and has uPVC double glazing. The accommodation briefly comprises a spacious sitting room with gas-fired stove, dining kitchen with appliances, utility room, one double bedroom, and a shower room. Outside there is enclosed off-road parking with a lawned garden.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Countryside views

ACCOMMODATION

ENTRANCE HALL with door to front, tiled floor and a radiator.

UTILITY ROOM with white base units, laminate worktop, tiled floor, oil central heating boiler, cupboard housing hot water cylinder and a washing machine.

SHOWER ROOM with tiled walls and floor, white suite comprising vanity washbasin and w.c., shower with glass screen, a heated towel rail, illuminated mirror with shaver point and a radiator.

SITTING ROOM (18'7" x 13'3" max) with feature vaulted ceiling, exposed roof trusses, cast iron gas fired stove, wood effect flooring, two sky lights, door to rear and a radiator.

DINING KITCHEN (13'2" x 13'1") with feature vaulted ceiling, exposed roof truss, a range of cream wall and base units, laminate work surfaces, wood effect flooring, stainless steel sink and drainer unit, integrated Hotpoint dishwasher, Zanussi electric hob with oven under and extractor hood over, tiled splashback, Indesit fridge/freezer, one sky light and a radiator.

REAR DOUBLE BEDROOM (12'6" x 11'11" max) with feature vaulted exposed roof truss, two sky lights and a radiator.

OUTSIDE

Electric gates leading to extensive off road parking.

Lawned garden.

Enclosed bin store with oil tank and area for gas bottles.

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which means kitchen appliances, floor coverings and blinds to some windows only.

TERMS

RENT: £575 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £750

FEES: A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £195 (including VAT) per property is payable, that being the cost of the inventory and agreement.

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity and water. Private drainage. Any remaining oil must be purchased at the beginning of a tenancy. Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band B.

EPC: This property has an Energy Performance Efficiency Rating Band D.

Ref: 0148-9060-6355-4426-5900

A full copy of the EPC is available upon request or can be downloaded from:

<http://www.epcregister.com/>

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 for Stapleford. At the top of the hill, turn right into the drive, and the property is to be found behind Jericho Lodge Cottage.



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MELTON MOWBRAY

Wilton Lodge, 1 Wilton Road,
Melton Mowbray, Leicestershire, LE13 0UJ

Tel: 01664 410166

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