



SALTBY

25 MAIN STREET, LEICESTERSHIRE, LE14 4QW

£675 p.m.x.
Part Furnished

Situated within the grounds of Church Farm in the sought after village of Saltby, this attractive semi-detached property offers good sized living accommodation in an idyllic country setting with superb views. The property has oil-fired central heating and timber double glazing. The accommodation briefly comprises a lounge with wood burner, dining kitchen, three spacious bedrooms and a family bathroom. Outside offers a single garage, driveway and garden to front and rear.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Idyllic country setting

ACCOMMODATION

ENTRANCE HALL with stairs to first floor landing and a radiator.

LOUNGE (15'3" x 12'10") with a wood burning stove and a radiator.

KITCHEN/DINER (14'7" x 9'2") with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate worksurfaces, freestanding electric oven, space for washing machine, space for fridge freezer, radiator, tiled splashbacks, tiled flooring and door to pantry.

STAIRS TO FIRST FLOOR LANDING with access to loft hatch (not to be used), leading to:-

DOUBLE BEDROOM (12'6" x 10'4") with an airing cupboard housing the immersion tank, and a radiator.

DOUBLE BEDROOM (10'5" x 9'9") with a radiator.

SINGLE BEDROOM (9'2" x 7'11") with a radiator.

BATHROOM with white suite comprising wash basin, w.c. and panelled bath with shower screen and electric shower over, tiled splashbacks and a radiator.

OUTSIDE

Driveway and a single garage.

Lawned garden to front and rear.

Coal house, outside w.c. and oil tanker store.

There is additional stabling and acreage available nearby for personal equestrian use which is available under separate negotiation.

Please note the property is available to let **PART FURNISHED** which means carpets only.

Please note the property is not suitable for young families due to its location.

TERMS

RENT: £675 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £775

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band B.

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

Ref: 0055-2810-7049-9193-7665

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

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

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/>

PETS 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.

LOCATION

To locate the property, take Thorpe Road out of Melton Mowbray. Upon reaching Waltham-on-the-Wolds, turn right onto High Street and proceed out the village to Stonesby. Proceed through Stonesby and turn left signposted to Saltby. Upon reaching the village, turn left onto Main Street and then turn left through the stone pillars onto Church Farm. Proceed through the yard and no.25 is the first house on your right.



**BRITISH
PROPERTY
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2018-2019

GOLD WINNER

LETTING AGENT IN
MELTON MOWBRAY

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