



Manor Farm Cottages

Main Street, Carlton Curlieu | LEICESTERSHIRE | LE8 0PH

****Available Immediately**** A 3-bedroom cottage surrounded by countryside.

TO RENT £1,200 per calendar month

Thomas Bland

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BROWN & CO

Property and Business Consultants

DESCRIPTION

The property comprises a reception room, lounge and kitchen with a separate utility room downstairs. A large private back garden with views across the local area. The ground floor of the property benefits from a reception room, lounge, separate utility room and kitchen. Upstairs there are 2 double bedrooms, a single bedroom and a modern bathroom.

The property is located in the village of Carlton Curlieu. The property would suit professionals and families looking for a peaceful home. Great Glen, Market Harborough and Oadby are all less than 15 minutes' drive away.

SERVICES

The property benefits from mains water, electricity and drainage. The heating is via oil fired central heating.

RENT

£1,200 per calendar month in advance, exclusive of all outgoings including council tax.

DEPOSIT

£1,384 to be held with the Deposit Protection Service.

TERM

Initial 6 month Assured Shorthold Tenancy is offered and thereafter from month to month.

ENERGY PERFORMANCE CERTIFICATE

The Energy Efficiency Rating is E

COUNCIL TAX

The Council Tax Band is C

The Harborough District Council Tax Charge for Council Tax for 2025 /2026 was £1,984.79

VIEWING

Strictly by appointment through the Agents:

Brown&Co, Leicester Office – 0116 289 4719

Contact: Thomas Bland

T: 07443 690 871

E: Thomas.bland@brown-co.com

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St. Georges Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. Photographs taken – March 2025.

PAYMENTS

The first payment of rent and the deposit will be paid by bank transfer. We are unable to accept cash payment. Please note we will not release keys until we have received confirmation that the funds have been cleared, and the tenancy is signed. Thereafter, payment of rent will be by standing order.

TENANT PROTECTION

Brown & Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number: PRS012758 which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

