



43 MANOR LANE
LANGHAM, OAKHAM, LE15 7JL

£1,250 Per month
Unfurnished

A rare opportunity to reside in this three bedroom semi detached property situated on a quiet rural lane in the highly regarded village of Langham near Oakham.

The property has various period features such as stripped wood doors, a wood burning stove, oil fired central heating boiler and the generous garden has views over the local church.

The property benefits from uPVC double glazing, oil fired heating and comprises of entrance hall, two reception rooms, a breakfast kitchen, downstairs bathroom, three bedrooms, front garden and driveway and rear garden.

Langham is ideally located with good links to Oakham and Rutland Water and has two reputable public houses.

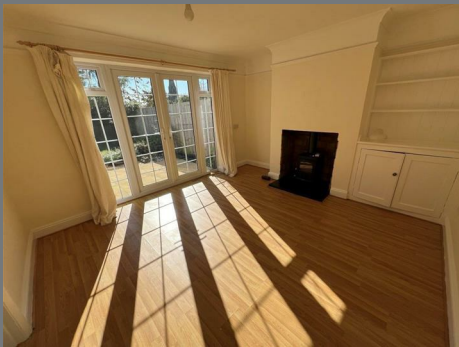


Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via composite door with stairs to first floor landing, under stairs storage, radiator, coat rack and door to

FRONT RECEPTION (9.11 x 10.00 ft) with radiator, ornamental fire (not in service), wood laminate flooring.

REAR RECEPTION : (13.05 x 11.11 ft) a spacious room with patio doors opening to garden, wood burning stove, radiator and laminate flooring.

BREAKFAST KITCHEN : (18.10 x 8.04 ft) with a range of eye and base units, laminate worktops, integrated electric hob and oven, tiled splashbacks, extractor fan, space for fridge freezer and washing machine, stainless steel sink, space for dining table, uPVC door to garden, spotlights and radiator.

DOWNSTAIRS BATHROOM : low flush WC, ceramic sink pedestal, panelled bath with mixer shower over, towel rail, ceiling spotlights, tiled walls and flooring.

LANDING : radiator, door to airing cupboard and storage cupboard.

WC : with low flush WC and sink.

BEDROOM ONE (10.01 x 13.06 ft) a double bedroom with ornamental fire, inbuilt storage and radiator.

BEDROOM TWO (12.00 x 10.11 ft) a double bedroom with ornamental fire, inbuilt storage, radiator and views over the church.

BEDROOM THREE (8.06 x 8.06 ft) a single bedroom with radiator.

OUTSIDE : driveway with parking for several cars. To the rear there is a mature spacious garden with patio, laid to lawn enclosed by high level hedging, Timber shed (not to be maintained, disposed of or replaced by landlord).

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some curtains.

Council Tax : Rutland County Council C.

Deposit : £1,442

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water and drainage. Oil central heating. (any remaining oil must be purchased by the tenant prior to the commencement of the tenancy)

EPC : Band E.

Internet : ADSL available.

Viewings : Strictly by appointment with Shouler & Son.

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Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. See www.melton.gov.uk/planning

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

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



TERMS

RENT:	£1,250 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,442
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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/



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

Tel: 01664 560181

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lettings@shoulers.co.uk

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

