



GRANARY COTTAGE, 2 MAIN
GRIMSTON, MELTON MOWBRAY, LE14 3BZ

£975 Per month
Part furnished

Granary Cottage of Grimston is a charming 19th century link detached two bedroom cottage situated in the heart of the sought after village of Grimston. The property benefits from character features such as latch and brace doors, wood burning stove and also benefits from gas central heating and uPVC double glazing. The residence benefits from a sizable garden, gated driveway, lounge, kitchen/diner, two bedrooms and a family bathroom. Grimston is a quaint village providing convenient access to Leicester, Nottingham and Loughborough.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Link Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a uPVC door with stairs to first landing.

LOUNGE

11'11 x 16'10

with radiator, storage cupboard and wood burning stove on a sandstone hearth.

KITCHEN/DINER

11'09 x 11'11

a modern fully fitted kitchen comprising a range of eye and base level units, laminate work surfaces, stainless steel sink, space for washing machine, space for electric oven, space for fridge freezer, space for a dining table, tiled splash backs, pantry, radiator, vinyl flooring and wall mounted gas boiler.

BEDROOM ONE

12 x 13'04

A double bedroom with radiator and feature cast iron fire place.

BEDROOM TWO

12 x 7'10

A double bedroom with radiator and cupboard.

BATHROOM

A three piece suite comprising low flush WC, sink pedestal, panelled enamelled bath with electric shower over, radiator, tiled splash backs, vinyl flooring and airing cupboard housing immersion heater and water tank.

OUTSIDE

A gated driveway with off street parking for 2-3 cars via a gravelled area, a large garden mainly laid to lawn and a brick built coal/wood store.

LOCATION

Take the A606 Nottingham Road out of Melton. After passing through Ab Kettleby, take the first left at Little Belvoir crossroads, then take the third road on the left for Grimston. On entering the village turn right into the driveway, the property can be found facing opposite the side of the Black Horse Public House.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band D.

Deposit : £1,125

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

Services : Mains electricity, gas, water and drainage.

EPC : E.

A PET DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.

Deposit : £1,153

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

Services : Mains electricity, gas, water and drainage.

EPC : B.

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.

INTERNET : ADSL and Fibre broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : NA

Accessibility: Stairs to first floor.

Construction: Brick under slate 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



TERMS

RENT:	£975 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,125
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
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/



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

