



1 HIGHFIELD FARM

LOWESBY, LE7 9DH

£1,175 Per month

Unfurnished

Highfield Farm offers a rare opportunity to reside in a large and spacious four bedroom extended semi detached property located on a working farm situated in the heart of the Leicestershire countryside offering outstanding views.

The property has recently undergone a scheme of refurbishment to include new flooring and redecoration with a modern kitchen and bathroom and also benefits from calor gas central heating and uPVC double glazing.

The residence comprises of entrance hallway, sitting room, breakfast kitchen, dining room, three bedrooms, nursery/office, family bathroom and a conservatory. Outside there is a large garden that surrounds the property on three sides with a private gated driveway.

Please note that the property is located on a working farm so tenants must be sympathetic to a rural way of life and machinery will pass the building on a daily basis.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

4 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via a composite door to hallway with stairs to first floor landing and radiator.

SITTING ROOM : (13.09 x 12.08 ft) with open fire, radiator, wood effect vinyl tile floor and under stairs store cupboard.

BREAKFAST KITCHEN : (17.00 x 9.06 ft) a spacious kitchen comprising of a range of eye and base level units, laminate worktops, stainless steel sink, wall mounted glow worm gas fired boiler, space for washing machine, space for electric oven, space for fridge freezer, tiled splashbacks, radiator and wood effect laminate vinyl tile floor.

REAR ENTRANCE LOBBY : with door to WC.

WC : with low flush wc, ceramic sink and radiator.

SECOND RECEPTION/DINING ROOM : (8.08 ft x 17.09 ft) with radiator and sliding double glazed doors to garden/driveway.

CONSERVATORY : (8.03 x 6.10 ft) a brick based conservatory with door to garden.

LANDING : with doors to bedrooms and airing cupboard.

BEDROOM ONE : (12.09 x 8.07 ft) a double bedroom with radiator and doors to closet.

BATHROOM : with panelled bath with electric shower, low flush WC, radiator, ceramic sink, mirrored cabinet, wood effect vinyl tile floor and tiled splashbacks.

BEDROOM TWO : (7.09 x 9.05 ft) a double bedroom with radiator and door to store cupboard.

BEDROOM THREE : (12.11 x 9.05 ft) a double bedroom with radiator and inbuilt wardrobe.

NURSERY/OFFICE : (7.03 x 6.08 ft) with radiator.

OUTSIDE : lawned gardens to the front, side and rear with patio area. Gated parking to a driveway with parking. Further gated access to gain access to the rear of the property.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Harborough District Council : Band B.

Internet : ADSL available.

Deposit : £1,355

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

Services : Mains electricity, calor gas (via tank to rear), main water and private drainage via septic tank.

EPC : Band D.

Small to Medium dog permitted subject to £25 PCM on the monthly rent.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Flood/Erosion Risk: None to report.

Planning Permissions : No planning for surrounding properites. Please consult with planning portal melton.gov

Accessibility: first floor via stairs.

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

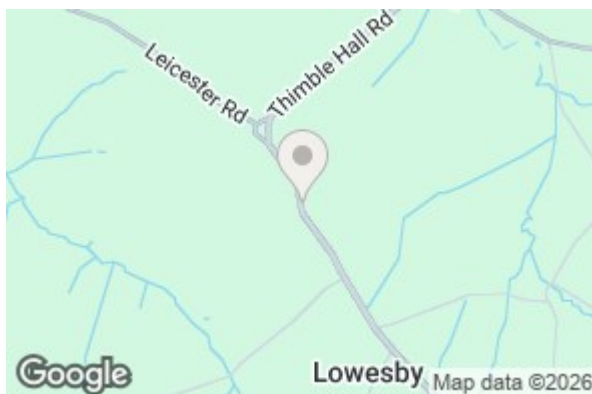
Utilities gas, electricity, water

Communications telephone and broadband



TERMS

RENT:	£1,175 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,355
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band D. 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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