



**CHURCH FARM CHURCH**  
SKILLINGTON, NG33 5HQ

**£1,500 Per month**  
Not specified

Church Farm of Skillington is a rare opportunity to reside in this **FOUR** double bedroom **DETACHED** stone built period residence located in the sought after village of Skillington near Grantham.

The property has recently undergone a scheme of refurbishment to include redecoration, new carpets to the sitting rooms and one bedroom, newly installed limestone flooring and a newly installed oil fired boiler and multi fuel stove.

The spacious property would make an ideal family home offering views over the village green and comprises of entrance hallway, sitting room, dining room, breakfast kitchen with pantry, utility room, downstairs WC, four double bedrooms all with ensuites, a family bathroom and off street parking via a gated gravelled driveway and a large garden mainly laid to lawn.

The property has oil fired central heating and partial timber double glazing, multi fuel burning stove and period features such as original ornate fire surrounds.



Viewing strictly by appointment with  
the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 4 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

REAR ENTRANCE HALLWAY : entered via hardwood glazed door with stairs to four bedroom/annexe bedroom, radiator, tiled flooring and door to utility room.

UTILITY ROOM : a spacious room with sink, washing machine space, granite effect laminate worktops, base level units, large airing cupboard, clothes airer, radiator and tiled flooring.

BREAKFAST KITCHEN : (12.06 x 11.11 ft) with a range of eye and base level units, granite effect laminate worktops, electric hob and oven, space for washing machine and fridge freezer, stainless steel sink, tiled splashbacks, ceiling spotlights and wood effect vinyl flooring.

PANTRY : with window and shelving.

MAIN RECEPTION HALL : entered via a hardwood glazed door with newly laid limestone floor and stairs to first floor landing, radiator, stairs to first flooring and door to WC.

WC : with low flush WC, radiator, limestone flooring, sink.

SITTING ROOM : (15.11 x 13.00 ft) a spacious room with new carpet, dual aspect windows, radiator, original cast iron ornate fire surround with newly fit multi fuel stove on yorkstone hearth and 2 storage cupboards.

DINING ROOM : (12.08 x 13.00 ft) a newly carpeted room with radiator and fire surround with open fire.

LANDING : with radiator and window.

BEDROOM ONE : (11.08 x 11.03 ft) a double bedroom with radiator and door to ensuite. ENSUITE : comprising of low flush WC, sink pedestal, chrome heated towel rail and shower enclosure with mixer shower, tiled splashbacks and limestone tiled flooring.

BEDROOM TWO : (13.11 x 12.09 ft) a double bedroom with ornamental feature cast iron fire insert, radiator, built in wardrobe and door to ensuite. ENSUITE : P-shaped acrylic bath with screen, mixer tap with hose and head attachment, stone mullion window, low flush WC, chrome towel rail, sink in marble worktop vanity unit, tiled splashbacks and tiled flooring.

BEDROOM THREE : (12.07 x 8.07 ft) a double bedroom with radiator, ornamental feature fire insert and door to ensuite. ENSUITE : with panelled bath, mixer taps with hose and head attachment, WC, chrome towel rail, sink, tiled splashbacks and flooring.

BEDROOM FOUR : a double bedroom located on the first floor on the opposite side of the house, this room has a radiator and door to ensuite. ENSUITE : with low flush WC, sink and shower.

OUTSIDE : The property is entered via a cast iron gate to a private gravelled driveway with ample parking for several cars. The gardens are mainly laid lawn. There is also integrated outhouse storage.

### IMPORTANT TENANCY INFORMATION

The Property Is PART FURNISHED to include carpets and blinds only.

Council Tax : Melton Borough Council - Band A.

Pets : A single small pet would be considered at the landlords discretion subject to an increased rent of £25 PCM and a professional carpet cleaning clause will be within the contract.

Deposit : £1,730

Term : An initial 12 month assured shorthold tenancy is offered thereafter a periodic tenancy.

Services : Oil, Water and Drainage.

EPC : Rating D.

Internet : ADSL and Fibre.

### DISCLAIMER

#### TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable:-

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

#### Property Redress

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/>

#### Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

Availability : The property will be available subject to references being satisfactory.



## TERMS

<b>RENT:</b>	£1,500 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,730
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band E
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		