



## 2 HIGHFIELD VIEW

LOWESBY, LE7 9DH

Per month

**£1,100 Per**



Highfield Farm offers a rare opportunity to reside in a refurbished and well presented three bedroom 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, a newly fitted kitchen and bathroom and also benefits from calor gas central heating and uPVC double glazing.

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.



# House - Semi-Detached

## ACCOMMODATION

### SUMMARY

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

SITTING ROOM : (12.08 x 13.10 ft) with open fire, radiator, wood effect vinyl tile floor and under stairs store cupboard.

BREAKFAST KITCHEN : (9.07 x 15.10 ft) a spacious and newly fitted shaker style kitchen comprising of a range of eye and base level units, laminate worktops, stainless steel sink, wall mounted Worcester Bosch gas fired boiler, space for washing machine, extractor fan, integrated electric oven, space for fridge freezer, tiled splashbacks, radiator and wood effect laminate vinyl tile floor.

REAR ENTRANCE LOBBY : with door to garage.

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

LANDING : with doors to bedrooms, loft hatch and airing cupboard.

BEDROOM ONE : (9.04 x 7.09 ft) a single bedroom with radiator and store cupboard.

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

BEDROOM TWO : (9.05 x 13.00 ft) a double bedroom with radiator and inbuilt wardrobe.

BEDROOM THREE : (7.03 x 7.00 ft) a nursery or small office with radiator.

OUTSIDE : lawned gardens to the front, side and rear with patio area (lawns to be turfed) . Parking to a driveway with parking.

## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** . xxx year lease from xxxx.

Current service charge is £xxxx per calendar month.

**SERVICES:** Mains electricity, gas, water and drainage.

**COUNCIL TAX:** Harborough District Council

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

## LOCATION



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

**Tel: 01664 560181**

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

[housesales@shoulers.co.uk](mailto:housesales@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		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		