



3 THE NOOK

SPROXTON, MELTON MOWBRAY, LE14 4QU

£1,195 Per month

Part furnished

Nook Cottage offers a rare opportunity to reside in this spacious detached 18th century ironstone built three bedroom cottage offering a wealth of character features.

The property retains many original features to include pine doors, wood burning stove, beamed ceilings, window seats and also benefits from oil fired central heating and uPVC double glazing and has recently undergone full internal redecoration.

There is a very large garden to the rear, barn with sheltered parking for 3 cars and a workshop.

Sproxton is a quiet village located in the heart of the Vale of Belvoir with good road links to both Grantham and Melton Mowbray.

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 - Detached



Viewing Highly Recommended

ACCOMMODATION

LOUNGE

17'10 x 12'02

Entered via its original hardwood door, this room has beamed ceiling, wood burning stove, window seats, radiator and stairs to first floor landing.

DINING ROOM

11'10 x 9'04

with radiator and ornamental fire (not in service).

KITCHEN

13'02 x 9'04

Comprising a range of eye and base level units, laminate wood effect work surfaces, stainless steel sink, floor mounted oil fired boiler, integrated electric hob and oven, extractor fan, tiled splash backs, vinyl flooring and a radiator.

UTILITY ROOM

with space for a washing machine and vinyl flooring.

WC

with low flush WC and vinyl flooring.

BEDROOM ONE

13'04 x 9'05

a double bedroom with radiator.

BEDROOM TWO

8'10 x 9'02

a double bedroom (no radiator).

BEDROOM THREE

12'07 x 9'09

a double bedroom with radiator and wardrobe closet.

BATHROOM

A modern and well presented three piece suite comprising of low flush WC, sink pedestal, panelled bath with shower over, tiled walls, radiator, vinyl flooring and airing cupboard housing the immersion heater.

OUTSIDE

To the front there is a mature cottage garden and to the rear there is a large garden mainly laid to lawn all enclosed by wire and post fencing. There is a private driveway to the rear of the property with parking for 3 cars in a barn. There is also a workshop (please note the workshop has no power or light connected and is not watertight).

LOCATION

To locate the property take the A607 Thorpe Road out of Melton. At Waltham on the Wolds turn right and proceed through the village. Continue through Stonesby to Sproxton. On entering the village turn right, proceed along Main Street and bear right onto Coston Lane, The Nook is the first on the left hand side, and the property is situated on the left.

IMPORTANT TENANCY INFORMATION

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

INTERNET : ADSL broadband available.

Council Tax : Melton Borough Council : Band E.

Deposit : £1,378

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

Services : Mains electricity, water, main drainage. Oil fired heating (any remaining oil must be purchased by the tenant prior to the tenancy starting).

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : E rating.

A SMALL PET WOULD BE CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

Viewings : Strictly by appointment with Shouler & Son .

Holding Deposit : Equivalent of one weeks rent inc VAT.

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

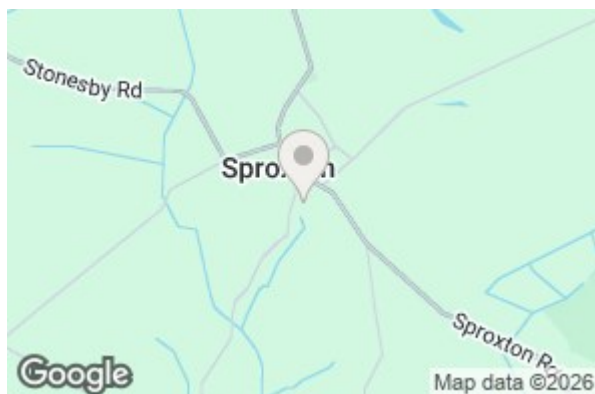
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable



TERMS

RENT:	£1,195 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,378
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band E
EPC:	<p>This property has an Energy Performance Efficiency Rating Band E.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate</p>
REDRESS:	<p>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/</p>



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