



GOADBY MARWOOD HALL £1,650 Per month

GOADBY MARWOOD, MELTON MOWBRAY, LE14 4LL Furnished

COUNCIL TAX AND WATER INCLUDED WITHIN THE RENT.

A rare opportunity to reside in a beautiful ironstone built two bedroom converted cottage situated within the grounds of a private country residence 5 miles from Melton Mowbray and 8 Miles from Grantham. Grantham station benefits from being only 65 Minutes to Kings Cross, London. The property retains many character features throughout to include limestone and hardwood flooring, beamed ceilings, handmade hardwood fitted kitchen and an open fire to name but a few.

The property benefits from oil fired central heating and timber glazed windows and stunning views and is ideally situated providing good links to both the A1 and A46.

In brief the property comprises of entrance hall, WC/boot room, open plan kitchen/dining/living room, drawing room, downstairs bedroom with ensuite and separate dressing room. Upstairs the property has a further double bedroom with another ensuite. Outside the property benefits from gravelled driveway parking for 2-3 cars, a patio area surrounding by mature flower and shrub beds and further gravelled area. (Further garden space may be available by separate negotiation).



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 hardwood door with panelled walling and limestone flooring leading to the kitchen/living/dining area.

WC/BOOT ROOM (12.02 x 8.06 ft)

A spacious room with wood panelled walls, low flush WC, ceramic sink, radiator and leaded windows.

KITCHEN/LIVING/DINING ROOM (18.04 x 25.04 ft)

A stunning hardwood hand made fitted country kitchen comprising a range of eye and base level units, laminate work surfaces, ceramic sink, integrated dishwasher, integrated fridge freezer, freestanding oil fired AGA with electric integrated oven (Please note the AGA controls the central heating), large glazed rooflight, glazed doors opening out into the drawing room, timber door to airing cupboard housing the oil fired boiler, radiator and hardwood oak flooring.

UTILITY ROOM

Comprising of a range of eye and base level units, freestanding Bosch tumble dryer, freestanding Bosch washing machine, stainless steel sink, freestanding Hotpoint fridge/freezer, radiator and hardwood oak flooring.

DRAWING ROOM (19.05 x 18.03)

A spacious room with open fire and hardwood french glazed doors opening out to the mature garden.

DOWNSTAIRS DOUBLE BEDROOM (15.08 x 13.01 ft)

A large double bedroom with radiator and storage cupboard. This bedroom offers views over the garden and leads onto the ensuite bathroom :

ENSUITE/BATHROOM

A spacious suite comprising of a three piece suite to include panelled bath, low flush WC and double ceramic sinks built into hardwood units.

DRESSING ROOM

A large dressing room comprising of seven bespoke fitted wardrobes offering ample storage.

UPSTAIRS DOUBLE BEDROOM (18.02 x 11.06 ft)

A double bedroom with radiator and views over surrounding parkland. The bedroom also has a storage closet and access to the ensuite :

ENSUITE

Comprising of a panelled bath with mixer taps and shower attachment, a ceramic sink, low flush WC and heated towel rail.

OUTSIDE

Outside the property offers off street parking for 2-3 cars via a gravelled driveway. To the rear the property benefits from a patio area surrounded by beds of mature plants, shrubs and trees. There is the potential for further garden space to be available by separate negotiation. There is also the use of an outdoor tennis court.

SITUATION

The property is ideally situated close to both Melton and Grantham offering convenient links to both the A46 and A1. The property is located within the grounds of a private country residence and is approached via a sweeping driveway with views over stunning parkland.

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

REDRRESS: 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).

TENANCY INFORMATION

The Property Is FLEXIBLY FURNISHED to include all furniture, carpets, curtains and appliances. However should certain items of furniture not be required they may be able to be removed prior to commencement of the tenancy.

Council Tax : Included within the rent of £1,650 PCM.

Services : Main Electric, Private Water and Drainage and Oil Central Heating (Central Heating Oil Ordered by Landlord at Intervals which the tenant will then be invoiced for). Internet broadband connection.

Term : A 6 month fixed term assured shorthold tenancy is offered.

EPC : EPC Exempt due to Grade II* Listed Status of Building.

A single dog may be permitted at the landlords discretion subject to an increased rent of £25 PCM.



TERMS

RENT:	£1,650 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,903
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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