



THE WILLOWS DALBY ROAD £1,375 Per month

NETHER BROUGHTON, LE14 3EX

Unfurnished

The Willows of Nether Broughton offers a fantastic opportunity to reside in this THREE bedroom DETACHED residence situated in an unspoilt rural area offering unspoilt views approximately half a mile from Nether Broughton located on the outskirts of a working farm.

Benefitting from three double bedrooms, the property also has two bath/shower rooms, two reception rooms, a utility room, a cloakroom, breakfast kitchen and two garages. Outside the house is set in a large mature garden and enjoys views over open countryside. The property has double glazed windows and is heated via an oil fired central heating system.

Nether Broughton is a popular village with great road links to Nottingham, Loughborough and Leicester. There are various country walks available nearby and two local pubs The Anchor in Nether Broughton and The Crown in Old Dalby.

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

SUMMARY

ENTRANCE PORCH : leading to

ENTRANCE HALL : with a radiator and stairs to first floor landing.

CLOAKROOM : with white w.c..

LOUNGE (20'2" x 11') : with door to garden, Adam style open fireplace and two radiators.

DINING ROOM (10'11" x 10'9") with Adam style open fireplace and a radiator.

FITTED BREAKFAST KITCHEN (18' x 10'5" max) a county style kitchen with range of eye and base units with stainless steel 1½ bowl sink, granite top work surfaces, ceramic hob, electric oven, tiled floor and a radiator.

STAIRCASE AND LANDING leading to:-

FRONT DOUBLE BEDROOM (15' x 9'4" not into wdr) with built-in wardrobe, radiator and EN-SUITE SHOWER ROOM with white suite comprising shower in tiled cubicle, wash basin and w.c..

REAR DOUBLE BEDROOM (11' x 7'1" min) with a radiator.

FRONT DOUBLE BEDROOM (11'1" x 10'9") with built-in wardrobe and a radiator.

FAMILY BATHROOM with white suite comprising bath, wash basin, w.c. and electric shower in a cubicle, tiled splash backs, airing cupboard and a radiator.

OUTSIDE UTILITY ROOM with plumbing for a washing machine, stainless steel sink unit as set in black roll top laminate work surface with cupboard under.

BOILER ROOM with oil-fired central heating boiler.

TWO GARAGES with up and over doors.

GROUNDS : Entered via private driveway with parking for several cars, large lawned gardens to front and rear with a small brook to the bottom of gardens. Paved patio.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and curtain poles only.

INTERNET : ADSL broadband available.

Council Tax : Melton Borough Council Band D.

Deposit : £1,586

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

Services : Mains electricity and water. Private drainage (tank must be emptied annually). Any remaining oil must be purchased at the beginning of a tenancy.

EPC : E rating. (New EPC on order)

PETS : A SMALL or MEDIUM DOG may be considered at the landlords discretion subject to an increased rent of £25 PCM and a professional carpet cleaning clause will be added to the agreement.

LOCATION

To locate the property, take the A606 Nottingham Road out of Melton Mowbray. On reaching Nether Broughton, turn left in the middle of the village for Old Dalby. After half a mile, proceed straight on when the Old Dalby road bears right and immediately take a left turn, signposted The Lodge Farm. The property can be found approximately a quarter of a mile along on the left hand side.

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 Â£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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee



TERMS

RENT:	£1,375 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,586
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
EPC:	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: https://www.gov.uk/find-energy-certificate
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