



12 MARY LANE  
BESCABY, LE14 4AU

£775 Per month  
Unfurnished

A rare opportunity to reside in this two/three bedroom stone built cottage offering a wealth of character features situated in the small picturesque hamlet of Bescaby near Waltham on the Wolds forming part of the Saltby Estate.

The accommodation briefly comprises entrance porch, lounge, dining kitchen, three bedrooms, and a ground floor bathroom, and outside there is a good sized mature garden. The property benefits from a full energy efficient electrical central heating system, a modern bathroom, double glazed windows and a rear cottage garden.

The generously proportioned cottage is to be newly decorated to the walls and also benefits from a recently installed new pantile roof, it would suit a professional individual of couple looking for a quiet rural setting.

\*Internal decoration due to take place once the current tenancy comes to an end\*

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

# 3 bedroom House - End Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE PORCH with shelving and plumbing for automatic washing machine.

FRONT ENTRANCE HALL leading to :

LOUNGE (3.38m x 3.67m) with brick Inglenook style fireplace, beamed ceiling, cupboard under stairs and a radiator.

DINING KITCHEN (4.6m x 2.75m) with a range of wall and base units, stainless steel sink and drainer unit as set in a roll top laminate work surfaces, stainless steel cooker hood, space for an electric oven, space for fridge freezer, beamed ceilings, and a radiator.

BATHROOM (1.87m x 3.56m) with wash basin, panelled bath, independent electric shower in a tiled cubicle, w.c., and a radiator.

STAIRCASE AND LANDING leading to:-

REAR DOUBLE BEDROOM (2.91m x 3.4m) with built-in wardrobe and a radiator.

FRONT NURSERY/OFFICE/DRESSING ROOM (2.22m x 2.75m) with Heatstone electric central heating boiler and a radiator.

FRONT SINGLE BEDROOM (2.23m x 2.75m) with a radiator.

OUTSIDE Large lawned gardens to front, side and rear. Additional store.

### LOCATION

To locate the property from Melton, take the A607 Thorpe Road out of the town. Upon reaching Waltham-on-the-Wolds, turn right at the crossroads in the centre of the village. At the top of the hill, turn left for Bescaby and on entering the hamlet, No. 12 can be found at the end of the road on your right hand side.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some blinds only.

Council Tax : Melton Borough Council : Band B.

Deposit : £894

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

INTERNET : Satellite broadband available.

SERVICES: Mains electricity and water (£25 water charge payable to Saltby Estate each month for

water rates, no rates payable to SevernTrent). Private drainage

EPC : E rating.

PETS : A small/medium dog may be permitted at the landlords discretion subject to a £25 PCM more on the rent, a damage rectification clause will be added to the agreement.

### 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

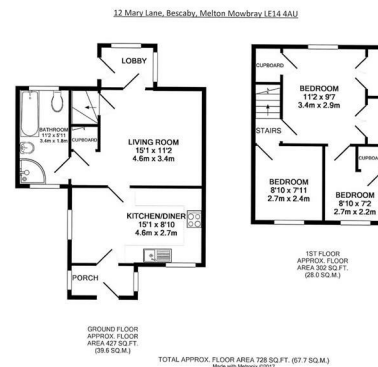
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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 accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



## TERMS

- RENT:** £775 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £894
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band B
- 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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