

MANOR FARM MAIN STREET

BRANSTON, GRANTHAM, NG32 1RU

£1,550 Per month

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

3 Bedroom House - Link Detached





The Old School House of Branston offers a rare opportunity to reside in a stunning residential conversion situated within the grounds of Manor Farm in the highly regarded village of Branston, offering uninterrupted views over rolling countyside in the Vale of Belvoir.

The proeprty has recently undergone a complete scheme of refurbishment to include newly fitted bathrooms, new electrics, plumbing, heating system, flooring, decoration and a wood burning stove. The property also retains many original features such as beamed ceilings. There is also a high specification commercial grade stainless steel kitchen fitted with appliances.

The single level residence comprises of entrance hallway, a large sitting room/kitchen, utility room, family shower room, three double bedrooms, one with ensuite, boiler room and outside there is large garden mainly laid to lawn with patio area offering views over surrounding countryside. There is also a timber storage shed, electric car charging point and parking to a gravelled driveway for 2 cars (please note that the neighbouring property has a right of access over the driveway along with the livery yard).

The property is ideal for single storey living as there are no steps into our out of the proeprty









SUMMARY

Entrance Hallway : Entered via glazed timber doors to entrance hall with two radiators and door to :

Sitting Room / Kitchen : (26.38 x 17.93 m) a large room with wood burning stove, original oak beams, bespoke wrought iron chandeliers, two sets of wooden doors to the garden, radiators and a high quality stainless steel kitchen comprising of a range of eye and base level units, island with breakfast bar, integrated electric hob and oven, stainless steel sink, space for dishwasher, laminate worktops, a large integrated fridge and freezer. The flooring is parquet effect vinyl.

Utility Room : with space for washing machine and condensing tumble drier, stainless steel sink, stainless steel base level units, floor length storage cupboard, beamed ceiling detail and LVT floor.

Bedroom One : (27.99 at widest point x 11.61 ft) a large bedroom with beamed ceiling, two radiators and door to ensuite:

Ensuite : with shower cubicle with mixer shower, low flush WC, ceramic sink in vanity unit, panelled bath with shower attachment, chrome heated towel rail, marble effect aqua board splashback, spotlights, oak effect LTV floor and bespoke wallpaper.

Boiler Room : with floor mounted Worcester Bosch oil fired boiler and oak effect LTV floor.

Bedroom Two : (9.80 x 12.14 ft) a double bedroom with radiator and storage closet/cupboard.

Shower Room : a newly fitted shower room with shower enclosure with mixer shower, low flush WC, ceramic sink in vanity unit, mirror with shaving point and LEDs, chorme heated rail, marble effect splashback and oak effect LTV flooring.

Bedroom Three : (10.50 x 9.74 ft) a double bedroom with radiator.

Outside : a large lawned garden to the rear with patio area, brick store and electric car charging point.

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 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.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council : Band TBC with local authority (Likely to be band E/F).

Deposit : £1,788

Term : An assured periodic tenancy is offered.

Services : Mains electricity. Main drainage. Water on submeter (Mains). Oil fired heating (any remaining oil to be paid for at the start of the tenancy).

EPC : Band TBC (on order and to be issued).

INTERNET : ADSL broadband available and satellite.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None applicable. Please look to www.melton.gov.uk/planning for any relevant applications.

Accessibility: Ground floor.

Construction: Brick under tile roof.

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
Utilities gas, electricity, water
Communications telephone and broadband
Installation of cable/satellite
Subscription to cable/satellite supplier
Television licence
Council Tax
Other permitted payments
Any other permitted payments, not included above, under the relevant legislation including contractual damages.



RENT: £1,550 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,788

VIEWING: Strictly by appointment with Shoulers LLP,
Tel:- 01664 560181

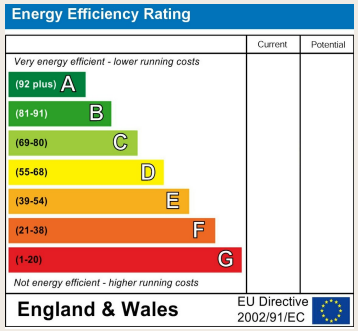
COUNCIL TAX: Melton Borough Council Band E

EPC: This property has an Energy Performance Efficiency Rating Band .
Ref

REDRESS: Shoulers LLP 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/

EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate



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

www.shoulers.co.uk
lettings@shoulers.co.uk

Tel: 01664 560181

SHOULERS
EST. 1846
RESIDENTIAL | RURAL | COMMERCIAL

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 Shoulers nor their clients guarantee the accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shoulers has authority to give any representation or warranty in respect of this property.