



THORPE SATCHVILLE

6 MAIN STREET, LEICS, LE14 2DQ

£1,300 p.m.x.
Part Furnished

A rare opportunity to reside in a part of Thorpe Satchville Hall, a secluded and private country residence situated in the heart of the village. This impressive three double bedroom mid terrace property benefits from an abundance of character features, and has gas-fired central heating, single glazed timber sash windows and a wood burning stove.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Impressive mid terrace property



The accommodation briefly comprises a large entrance hall, two reception rooms, large kitchen, laundry room, ground floor w.c., three double bedrooms, one with en-suite, and a family bathroom. Outside there is a courtyard garden to the rear, and parking for all cars must be in the double garage provided.

Viewing highly recommended

ACCOMMODATION

ENTRANCE HALL with store room housing hot water tank, cloak cupboard, storage closet, radiator, and quarry tiled flooring.

LOUNGE with wood burning stove and a radiator.

GROUND FLOOR W.C. with pedestal wash basin, w.c., radiator and quarry tiled flooring.

KITCHEN with a range of wooden wall and base units, granite worktops, double Belfast sink, Smeg integrated gas hob with extractor fan, AGA with additional induction electric hob and extractor fan, two under-counter fridge freezers, Bosch Dishwasher (not to be maintained or replaced by landlord), tiled splash backs, radiator and vinyl flooring.

LAUNDRY ROOM with Belfast sink, clothes pulley airer, wall mounted gas combi boiler, Samsung washing machine and Bosch Tumble Drier (both not to be maintained or replaced by landlord), a radiator, and quarry tiled flooring.

DINING ROOM with a radiator, tiled flooring, and door to patio garden.

STAIRS TO FIRST FLOOR LANDING with an airing cupboard and a radiator, leading to:-

DOUBLE BEDROOM with feature fire place, radiator, and an **EN-SUITE** with white suite comprising w.c., sink in vanity unit, free standing claw foot bath, and walk in shower enclosure with shower, brass towel rail, radiator, tiled splash backs and vinyl flooring.

DOUBLE BEDROOM with feature fireplace, built-in solid wood wardrobes and a radiator.

DOUBLE BEDROOM with built-in wardrobes and a radiator.

BATHROOM with white suite comprising w.c., double sink in vanity unit, and double shower enclosure with mixer shower, chrome towel rail, tiled splash backs and vinyl flooring.

OUTSIDE

Courtyard garden to the rear.

Parking for all cars must be in the double garage provided which is situated off of the left hand side of the hall and is the second garage in block.

(There is space to the front of the property to unload and load items)



LOCATION

To locate the property, leave Melton Mowbray via Dalby Road and proceed through the village of Great Dalby, proceed out of Great Dalby and once you enter the village of Thorpe Satchville the gated access for the Hall is situated on your right hand side. Proceed down this private driveway and the property is situated on your left hand side.

TERMS

RENT:	£1,300 per calendar month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,500
TERM:	A six month shorthold tenancy is offered.
SERVICES:	Mains electricity, gas, water and drainage.
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band G.
EPC:	This property has an Energy Performance Efficiency Rating Band E. Ref: 9548-7022-6287-9762-5970 A full copy of the EPC is available upon request or can be downloaded from: http://www.epcregister.com/

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets, curtains and some kitchen appliances only.



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MELTON MOWBRAY

Wilton Lodge, 1 Wilton Road,
Melton Mowbray, Leicestershire, LE13 0UJ

Tel: 01664 410166

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