



OLD DALBY

SPINNEY LODGE, OLD DALBY GRANGE, GIBSONS
LANE, LE14 3LH

£850 p.m.x.
Unfurnished

A recently refurbished three bedroom semi-detached bungalow situated on a farm on the outskirts of the popular village of Old Dalby. This charming property boasts beautiful views across open countryside and offers spacious accommodation for a country orientated couple or family who enjoy rural life.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

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Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Spacious semi-detached bungalow



The accommodation briefly comprises two large reception rooms, kitchen, large utility room with w.c., three bedrooms and a shower room with under floor heating. Outside there is ample off-road parking and lawned gardens with patio area to two sides. The property has an oil-fired central heating system and uPVC double glazing throughout.

Viewing highly recommended

ACCOMMODATION

ENTRANCE HALL with telephone point, airing cupboard, and a radiator.

LOUNGE (20' x 13') with stone fireplace, television point, sliding double glazed doors to patio area, and a radiator.

DINING ROOM (18'3" x 12'7") with brick fireplace, log burner (not to be used), television point, telephone point, and sliding double glazed doors to patio area. **KITCHEN AREA** (10'6" x 9'10") with a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, tiled splashbacks, integrated oven, integrated hob with extractor over, and a radiator.

UTILITY ROOM (19'7" x 18'6") with a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, plumbing for washing machine, space for fridge freezer, under-counter oil-fired central heating boiler, storage cupboard, radiator, and door to **W.C.**

DOUBLE BEDROOM (13'1" x 11'7") with a television point and a radiator.

DOUBLE BEDROOM (11'6" x 9'5") with fitted wardrobes and a radiator.

SINGLE BEDROOM (9'3" x 9'5") with a radiator.

SHOWER ROOM with white suite comprising w.c. wash basin and walk in shower enclosure, heated towel rail, radiator, and under floor heating.

OUTSIDE

Lawned garden to two sides with patio area.

Off-road parking.

Outbuilding housing oil tank.



GENERAL INFORMATION

The property is situated approximately ½ mile from the pretty village of Old Dalby. The house is a short drive from the A46 Fosse Way providing easy access to Leicester, Nottingham and Newark, whilst Melton Mowbray and Loughborough can also be reached within 15 minutes.

OLD DALBY is a popular village located north-west of Melton Mowbray. The village offers a range of amenities including a village school, public house, the Belvoir Brewery restaurant and alehouse, village hall, and a retirement home. Once a year the village holds a fete known as 'Old Dalby Day' to raise money for charities connected with the village.

TERMS

RENT:	£850 per calendar month, in advance, exclusive of council tax, inclusive of water rates and sewage.
DEPOSIT:	£980
FEES:	A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £295 (including VAT) per property is payable, that being the cost of the inventory and agreement.
TERM:	A six month shorthold tenancy is offered.
SERVICES:	Mains electricity and water. Private drainage. Any remaining oil must be purchased at the beginning of a tenancy.
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C.
EPC:	This property has an Energy Performance Efficiency Rating Band E. Ref: 9178-4000-7202-6421-8900 A full copy of the EPC is available upon request or can be downloaded from: http://www.epcregister.com/

LOCATION

To locate the property, take the A606 Nottingham Road out of Melton Mowbray. Turn left at the Little Belvoir crossroads and take the second right for Old Dalby. At the crossroads, turn left onto Gibsons Lane. The driveway for Old Dalby Grange can be found on your right hand side, then bear right through the white gate.

PETS CONSIDERED at the discretion of the landlord and upon payment of an increased deposit equivalent to two months' rent. A professional carpet cleaning and damage rectification clause will also be added to the contract.

Please note that this property is to let **UNFURNISHED** which means carpets and some blinds only.



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GOLD WINNER

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