



2 Manor Farm Cottages, Elton, Nottinghamshire NG13 9LA £460 p.m.x Unfurnished

A rurally situated brick and tiled 2 bedroom country cottage which is approached from Elton to Granby Road by a gravelled drive leading to a large yard. It has lovely unrestricted views over the Vale of Belvoir and it would form a good country home for a professional couple. The house has partial electric heating and many original features.

Viewing is strictly by appointment with the sole agents.

Tel: (01664) 410166

www.shoulers.co.uk

LOCATION

To locate the property from Nottingham take the A52 Eastbound. On entering Elton village, turn right at the crossroads and follow the road until reaching Manor Farm, turn left into the drive and the property is facing you at the end of the drive.

TERMS

RENT: £460 per calendar month, in advance, exclusive of rates and council tax
DEPOSIT: £550
FEES: £100 being cost of the inventory and agreement fee plus VAT
APPLICATION FEE: £40 inc VAT
TERM: A one year shorthold tenancy is offered
SERVICES: Mains electricity, water and drainage
VIEW: Strictly by appointment with Shouler & Son
COUNCIL TAX: Band
EPC: Available for inspection at the Agents office

ACCOMMODATION

Entrance Porch

Lounge with beamed ceiling, brick fireplace and electric storage radiator

Dining Room with Rayburn solid fuel cooker and back boiler, quarry tiled floor, built in cupboard and electric storage radiator

Kitchen with stainless steel sink unit, roll top laminate work surfaces, base units, plumbing for automatic washing machine and electric storage radiator

Staircase & Landing leading to:-

Front Double Bedroom with electric storage radiator

Front Double Bedroom

Bathroom with panelled bath, washbasin, low flush w.c. and airing cupboard

OUTSIDE

Brick patio
Lawned garden to rear

Wilton Lodge, Wilton Road,
Melton Mowbray, Leics. LE13 0UJ

Tel: (01664) 410166

Fax: (01664) 410520

Web Site: www.shoulers.co.uk

www.rightmove.co.uk

E-mail: lettings@shoulers.co.uk

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means contains no carpets curtains or furniture

These particulars are intended to give a fair description but their accuracy is not guaranteed, nor do they constitute an offer or contract. Negotiations must be conducted through Shouler & Son, the Owner's agents.

PLEASE NOTE: All dimensions given above are by the professional representative.