



5 Daybells Barns, Grantham Road **Bottesford, Nottingham, NG13 0GZ** **£750 p.m.x Part Furnished**

One of the best three bedroom barn conversions, that has been carried out in Bottesford recently. This property retains a wealth of original features and also has the benefit of full gas fired central heating, full double glazing and excellent decorations throughout. There is a small courtyard garden to the rear and ample parking space and amenity area to the front. Bottesford is a medium sized village, with good local facilities and is within easy travelling distance either by road or rail of Grantham and Nottingham.

Viewing is strictly by appointment with the sole agents.

Tel: (01664) 410166

www.shoulers.co.uk

LOCATION

To locate the property from Grantham, take the A52 Barrowby Road out of the town. Take the first right turning for Bottesford and the property can be found on the left hand side just before the village centre.

TERMS

RENT:	£750 per calendar month, in advance, exclusive of rates and council tax
DEPOSIT:	£800
FEES:	£150 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, gas, water and drainage
VIEW:	Strictly by appointment with Shouler & Son
COUNCIL TAX:	Band D
EPC:	A full copy is available upon request

ACCOMMODATION

Entrance Porch

Entrance Hall with radiator

Cloakroom with corner washbasin, low flush W.C., and radiator

Study with beamed ceiling and radiator

Lounge with beamed ceiling and radiator

Dining Hall with double French door to garden, beamed ceiling and radiator

Breakfast Kitchen with textured sink top, roll top laminate work surfaces, pine base units, Protherm gas fired wall mounted combi boiler, beamed ceiling, ceramic tiled floor, plumbing for automatic washing machine and radiator

Staircase and Landing with beamed ceiling and radiator leading to:-

Master Double Bedroom with beamed ceiling and radiator

Front Double Bedroom with beamed ceiling and radiator

Rear Double Bedroom with beamed ceiling and radiator

Bathroom with panelled shaped bath, power shower in tiled cubicle, pedestal washbasin, bidet, low flush W.C. and radiator

OUTSIDE

Garage with up and over door

Small garden to front

Gravelled Courtyard garden to rear

Parking for 2 cars

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

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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 carpets and curtains only

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.