



HARLAXTON

28 HIGH STREET, LINCS, NG32 1JD

£1,250 p.m.x.
Unfurnished

An attractive four bedroom detached home situated in the centre of this picturesque village. This character property, which was formerly the village butchers shop and was built in 1802, boasts a modern kitchen, refitted shower room, updated boiler, and neutral décor throughout. Harlaxton has a village shop, post office, and public house, and is located just two miles from Grantham which has excellent transport links and offers a range of amenities.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Detached character property



The property briefly comprises: entrance hall; lounge, dining room; snug; breakfast kitchen; rear entrance hall; study; newly fitted shower room; ground floor bedroom; two first floor double bedrooms and first floor single bedroom; bathroom and separate w.c. Outside there are extensive lawned gardens, two car ports, a vinery, former stable and a gravelled entrance drive.

Viewing highly recommended

ACCOMMODATION

ENTRANCE HALL

LOUNGE with wood burning stove, French door to garden & two radiators.

DINING ROOM with feature fireplace, cupboard downstairs & a radiator.

SNUG with a radiator.

BREAKFAST KITCHEN with ceramic sink unit as set in wooden work surfaces, base units, eye height cupboards, electric hob and oven with pull-out extractor over, plumbing for washing machine and dishwasher and a radiator.

REAR ENTRANCE HALL with built-in cupboard, tiled floor and a radiator.

STUDY with a radiator.

SHOWER ROOM with walk-in shower, pedestal wash basin and low flush w.c., tiled floor and walls and heated towel rail.

BEDROOM with a radiator.

STAIRCASE AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM with built-in wardrobe and a radiator.

FRONT DOUBLE BEDROOM with built-in wardrobe and a radiator.

REAR BEDROOM with built-in cupboard, cupboard and a radiator.

BATHROOM with white suite comprising panelled bath with hand held shower attachment, pedestal wash basin, low flush w.c. and heated towel rail.

SEPARATE W.C. with white suite comprising low flush w.c. and wash basin and heated towel rail.

OUTSIDE

Store containing new oil-fired central heating boiler

Former stable

Vinery

Two carports

Gravelled entrance drive

Extensive lawned gardens with mature shrubs

Oil tank



LOCATION

To locate the property, take the A607 Harlaxton Road out of Grantham. Upon reaching the village, turn left at the crossroads into Harlaxton village. The property can be found approximately 250 yards along on the right-hand side. Grantham is a popular town with all local amenities including high street shops, supermarkets and schools. It is close to cultural sights including Belton House, Woolsthorpe Manor and Belvoir Castle. Grantham itself is situated on the East Coast mainline, with fantastic links to London and Edinburgh, as well as being in close proximity of the A1.

TERMS

RENT:	£1,250 per calendar month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,500
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 one year shorthold tenancy is offered.
SERVICES:	Mains electricity, water and drainage. Any remaining oil must be purchased at the beginning of a tenancy.
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band F.
EPC:	This property is EPC exempt as it is listed.

STRICTLY NO PETS

Please note that this property is to let **UNFURNISHED** which means carpets/floor coverings only.

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

Tel: 01664 410166

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

