



## SOMERBY

JACOBS CLOSE, 6 MILL LANE, LEICS, LE14 2QE

£1,200 p.m.x.  
Part Furnished

A rare opportunity to reside in this spacious three bedroom detached bungalow with accompanying equestrian facilities situated in the heart of this sought after village. The property is situated on a quiet lane overlooking open paddocks to the rear. Benefitting from calor gas central heating and uPVC double glazing, the accommodation briefly comprises two reception rooms, dining kitchen, utility room, w.c., three bedrooms, en-suite, and a family bathroom. Outside there is a large rear garden, 7 acres of paddock land, three stables, associated outbuildings and off-road parking.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

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**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Charming detached bungalow



The property offers spacious accommodation for a country orientated couple or family who enjoy rural life. The property also benefits from a large lawned garden to the rear with a gate leading to 7 acres of well fenced secure grazing. There is extensive off-road parking on hardstanding and gravel for numerous cars or horseboxes, and there are three brick built stables and outbuildings.

# Viewing highly recommended

## ACCOMMODATION

**ENTRANCE HALL** with a radiator, storage area, and door to W.C. comprising wash basin and w.c.

**LOUNGE** (17.11 x 12.8 ft) with bow window, gas fire and surround, and a radiator.

**DINING ROOM** (14.5 x 10.5 ft) with a radiator and timber door to garden.

**DINING KITCHEN** (15.3 x 10.4 ft) with a range of wall and base units, stainless steel sink and drainer unit as set in wooden work surfaces, tiled splashbacks, integrated gas hob, extractor fan, two integrated ovens, freestanding dishwasher (not to be maintained by landlord), and a radiator.

**UTILITY ROOM** with a stainless steel sink as set in roll top work surfaces, wall mounted calor gas Worcester Bosch Boiler, washing machine (not to be maintained by landlord), hotpoint tumble dryer (not to be maintained by landlord), radiator, tiled splashbacks and door to garden.

**BATHROOM** comprising w.c., pedestal wash basin, panelled bath with screen and electric shower over, tiled splashbacks, and airing cupboard housing immersion tank.

**DOUBLE BEDROOM** (14.11 x 13.1 ft) with a radiator and door to **EN-SUITE** with white suite comprising walk in shower enclosure with electric shower, sink in vanity unit, tiled splashbacks, and a radiator.

**DOUBLE BEDROOM** (10.7 x 10.0 ft) with inbuilt wardrobe, and a radiator.

**DOUBLE BEDROOM** (11.8 x 9.0 ft) with a radiator.

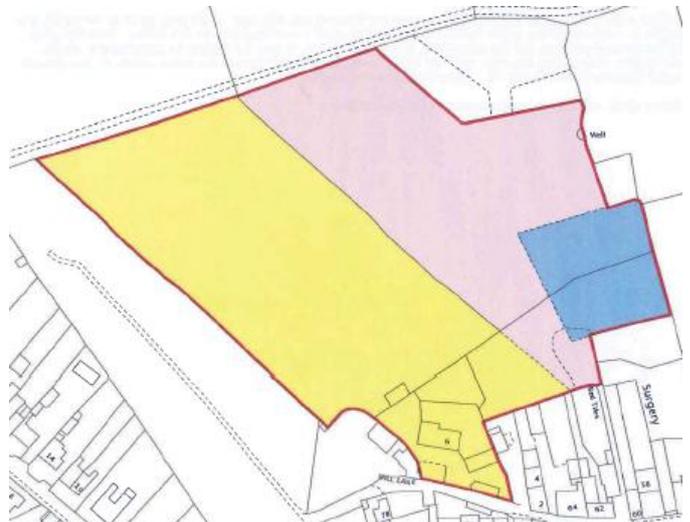
## OUTSIDE

Large lawned garden

7 acres of well fenced secure grazing

Three brick built stables and outbuildings

Off-road parking



## GENERAL INFORMATION

**SOMERBY** is a small country village situated approximately 6 miles North West from Oakham. The village benefits from a number of amenities to include a primary school, a Doctor's surgery, a pub, a small shop/post office, and a large Equestrian Centre.

## TERMS

<b>RENT:</b>	£1,200 per calendar month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,800
<b>FEES:</b>	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. An additional fee of £150 (including VAT) is payable, that being the cost of the grazing agreement.
<b>TERM:</b>	A six month shorthold tenancy is offered.
<b>SERVICES:</b>	Mains electricity, water and drainage. Calor Gas.
<b>COUNCIL TAX:</b>	Band C.
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band E. Ref: 0658-3083-7271-6808-1990 A full copy of the EPC is available upon request or can be downloaded from: <a href="http://www.epcregister.com/">http://www.epcregister.com/</a>
<b>FLOORPLAN:</b>	Available at: <a href="http://www.shoulers.co.uk">www.shoulers.co.uk</a>

Whilst every care has been taken to reflect the true dimensions of this property, the dimensions provided should be treated as approximate and used for general guidance only.

## LOCATION

To locate the property, leave Melton Mowbray via Burton Road (A606) and continue on this road until you reach a cross road with Somerby signposted right. Turn right here and proceed through the village of Pickwell until you reach Somerby. Upon reaching the village, take the first turning right and follow this road until you reach the school on your left hand side. Mill Lane is situated on your right and the property can be found 50 metres down this road on your right hand side.

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

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

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