



1 NORMANTON COURT BOTTFESFORD, NOTTINGHAM, NG13 0FN

£1,395 Per month
Unfurnished

A rare opportunity to reside in this spectacular and spacious THREE bedroom DETACHED period barn conversion situated within an exclusive development in the highly regarded village of Normanton near Bottesford. The residence offers impressive internal accommodation and retains many period character features to include latch and brace doors, beamed ceilings and exposed brickwork.

In brief the property comprises of entrance hall, large breakfast kitchen, dining room, sitting room, utility room, cloakroom, three double bedrooms one with ensuite, family bathroom and outside there is a private garden mainly laid to lawn with patio area and a detached brick built single garage. There is also a driveway with off street parking for 2 cars.

Normanton is located in the heart of the Vale of Belvoir and is close to Bottesford which amenities include pubs, restaurants, coffee shops and convenience store.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via uPVC door to hallway with radiator and vinyl tiled flooring.

UTILITY ROOM

With a range of eye and base level units, granite laminate effect worktops, floor mounted oil fired boiler, inset composite sink, radiator and space for washing machine.

CLOAKROOM

With low flush WC, sink, tiled flooring, wall mounted towel rail.

DINING ROOM

With radiator, double glazed uPVC doors to garden.

SITTING ROOM

A large sitting room with beamed ceiling, exposed brick chimney breast on sandstone hearth, electric stove and two radiator.

BREAKFAST KITCHEN

A large spacious room with a range of shaker style eye and base level units, laminate granite effect worktops, integrated dishwasher, uPVC glazed doors overlooking garden, ceramic inset sink, integrated electric hob and oven, integrated extractor fan and integrated fridge freezer, radiator and door to storage pantry. The room also has a beamed ceiling, tiled splashbacks and tiled flooring.

INTERNAL HALLWAY

With radiator.

BEDROOM ONE

A double bedroom with radiator and door to ensuite.

ENSUITE

With low flush WC, ceramic sink, shower cubicle with mixer shower, towel rail and tiled flooring.

BEDROOM TWO

A double bedroom with radiator.

BEDROOM THREE

A double bedroom with radiator and door to storage closet.

MASTER BATHROOM

Comprising of low flush WC, bath with screen and mixer taps with shower attachment, ceramic sink, towel rail, tiled splashbacks and tiled flooring.

OUTSIDE

To the front of the property there is a tarmac driveway with parking for 2 cars and a single brick detached garage. There is a gate leading to a private garden mainly laid to lawn with patio area.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to Â£50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

LOCATION

Head out of Bottesford on Normanton Lane and into the village of Normanton. The turning for Normanton Court can be found on your right hand side and the property can then be found immediately on your left.

TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS AND CURTAINS ONLY.

Council Tax : Melton Borough Council : Band D.

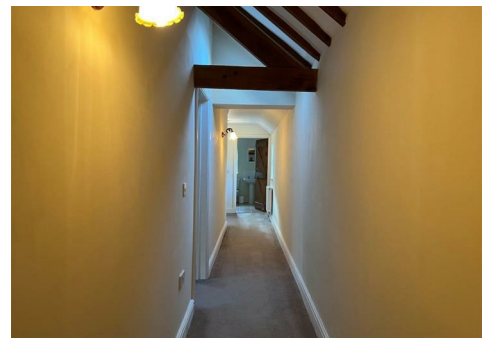
Deposit : £1,609

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water and drainage. Oil fired heating. Any remaining oil must be purchased at the commencement of the tenancy.

EPC : Band D.

A SMALL TO MEDIUM DOG MAY BE PERMITTED AT THE DISCRETION OF THE LANDLORD AT AN INCREASED RENT OF £25 PCM.



TERMS

RENT:	£1,395 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,609
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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

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