



11 LINGS CLOSE
EATON, GRANTHAM, NG32 1SJ

£800 Per month
Unfurnished

A well presented and spacious THREE bedroom semi detached property located in a quiet cul-de-sac location in the sought after Vale of Belvoir village Eaton. *PET CONSIDERED*

The property benefits from oil fired central heating, uPVC double glazing and a large garage/workshop to the rear. In brief the property comprises of entrance hall, kitchen, garden room, sitting room, dining room, three bedrooms, family bathroom and a front and rear garden.

Eaton is a popular village located close to both Melton Mowbray and Grantham with good links to the A1 north and south.

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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a uPVC door with stairs to landing, radiator and under stair store cupboard.

SITTING ROOM (13.00 x 11.09 ft)

with wall lights, electric fire with oak mantle and brick surround, radiator.

DINING ROOM (8.05 x 9.01 ft)

with radiator.

KITCHEN

A fully fitted kitchen comprising a range of eye and base level units, laminate work surfaces, composite inset sink, freestanding electric oven with extractor fan over, space for washing machine, radiator, space for under counter fridge, tiled splashbacks and tiled flooring.

GARDEN ROOM

with door to garden, floor mounted oil fired boiler and tiled flooring

LANDING

with loft hatch.

BEDROOM ONE (9.06 x 9.00 ft)

A double bedroom with inbuilt wardrobes, laminate floor and radiator.

BEDROOM TWO (11.11 x 8.06 ft)

A double bedroom with airing cupboard housing immersion tank, inbuilt wardrobes and radiator.

BEDROOM THREE (8.07 x 7.11 ft)

A small single bedroom with wooden oak flooring, radiator and inbuilt storage.

BATHROOM

A modern three piece suite comprising of WC, sink, panelled bath with electric shower, tiled splashbacks, radiator, downlights and wood effect vinyl flooring.

OUTSIDE

To the front there is a lawn garden, to the rear there is a large patio area, two brick store sheds, lawn and a garage with power and light connected. Off street parking is located to the rear of the property in front of the garage.

TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS, CURTAINS ONLY.

Council Tax : Melton Borough Council : Band B.

Deposit : £923

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

Services : Mains electricity, water and drainage. Oil fired heating, the tenant must leave the equivalent amount of oil in the tank at the end of the tenancy.

EPC : Band D

A SMALL/MEDIUM DOG MAY BE CONSIDERED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.

LOCATION

To locate the property enter Eaton from Main Street off Belvoir Road, turn left onto Vicarage Lane bear right and then turn right again into Lings Close.

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 £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.

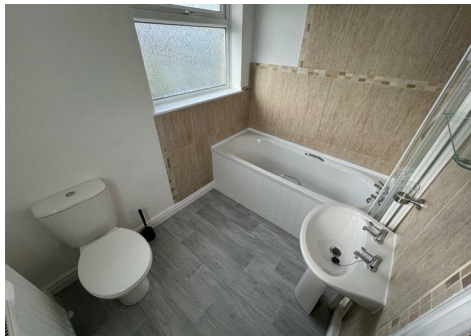
Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord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



TERMS

RENT:	£800 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£923
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
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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EPC: This property has an Energy Performance Rating. A copy is available upon request.

