



## THE LAIR MAIN STREET BOTTESFORD, NOTTINGHAM, NG13 0EP

£1,325 Per month  
Unfurnished

The Lair offers a rare opportunity to reside in this well presented and eco efficient detached conversion located in a secluded rural location in the highly regarded village of Normanton near Bottesford. The property benefits from electric air source heat pump heating (underfloor heating) which is highly economical, solid oak doors, uPVC double glazing and spectacular views across open countryside. "DOG CONSIDERED" AIR SOURCE HEATING - HIGHLY ECONOMICAL TO RUN"

The single level property is located down a long private driveway and stands within a sizeable plot with off street parking for several vehicles, large lawned gardens and stunning views across open fields.

In brief the property comprises of entrance porch, hallway, kitchen/living/dining room, utility room, large sitting room, three double bedrooms, family bathroom and ensuite.

Normanton is a picturesque village located within the Vale of Belvoir, Bottesford is located only half a mile away with many local amenities to include a church, convenience store, several restaurants and pubs and a railway station which has great links to Grantham and London which only takes an hour from Grantham station.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



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

# 3 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

Entered into a large entrance porch/boot room with door to kitchen.

### BREAKFAST KITCHEN/LIVING ROOM

A large open plan room benefitting from a contemporary shaker style fitted kitchen comprising a range of eye and base level units, laminate work surfaces, stainless steel sink, integrated extractor fan, integrated electric oven and hob, integrated fridge freezer, integrated dishwasher, patio doors to garden, ceiling spotlights, space for dining table, tiled splashbacks and slate effect vinyl tile flooring.

### SITTING ROOM

A large sitting room with double patio doors opening out onto the patio area with views over open countryside.

### HALLWAY

with ceiling downlights.

### UTILITY ROOM

Comprising of a range of eye and base level units, laminate work surfaces, stainless steel sink, space for washing machine, door to garden, tiled splashbacks and slate effect vinyl tiled flooring.

### BEDROOM ONE

A good sized double bedroom.

### BEDROOM TWO

Another good sized double bedroom.

### FAMILY BATHROOM

A modern three piece suite to comprise low flush WC, sink pedestal, panelled bath with screen and mixer shower over with tiled splashbacks and slate effect vinyl tile flooring.

### BEDROOM THREE (MASTER)

The large master double bedroom with door to ensuite.

### ENSUITE

A modern suite to include low flush WC, sink pedestal, shower enclosure, tiled splashbacks and slate effect vinyl tiled flooring.

### OUTSIDE

The property is approached by a long driveway, once you approach the property there is ample off street parking for several vehicles, large lawned gardens with panoramic views of surrounding arable and grazing farmland and a large patio area.

### LOCATION

To locate the property as you enter Normanton from Bottesford follow the bed around and then proceed through the village and 100 yards on your right hand side you will find a turning into a long driveway with black metal automated gates with a sign stating Elm Farm. The property can be found behind these gates. As you enter the gates bare left and follow this track down to the end and the property can be seen on your left hand side.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and integrated appliances only.

Council Tax : Melton Borough Council : Band D.

Deposit : £1,442

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

Services : Mains electricity and Water (Water is through Water Plus). Heating is via ground source heat pump. Private drainage.

EPC : C.

A PET MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.

### 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

<b>RENT:</b>	£1,325 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,528
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band C. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	