



MANOR FARM MAIN STREET BRANSTON, GRANTHAM, NG32 1RU

£625 Per month
Unfurnished

A refurbished and well presented one bedroom first floor apartment located within a converted barn within the grounds of Manor Farm at Branston in the Vale of Belvoir. In 2024 the first floor property underwent a scheme of refurbishment to include a newly fitted kitchen area, new carpets, a modern electric storage heater and new timber double glazed windows and benefits from a wealth of character features.

The property comprises of entrance stairwell, WC, bedroom with incorporated shower and a newly fitted shaker kitchen living room. Outside there is a patio area overlooking open countryside and off street parking for one car to a graveled driveway.

Branston is a well regarded village located in the heart of the Vale of Belvoir offering good road links to both Melton, Grantham and the A1.

This property is suited to a professional individual or couple looking for a countryside property in a sought after part of the Vale.

INCLUSIVE OF WATER RATES.

Viewing strictly by appointment with
the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Apartment



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

STAIRWELL ENTRANCE AREA : The property is entered via a hardwood door to stairwell to landing with airing cupboard housing the hot water tank and a door to the WC.

WC : With low flush WC, ceramic sink and heated towel rail.

BEDROOM (2.84m x 2.89m) There are steps leading to the bedroom area with electric panel heater, eaves storage, wardrobe, shower enclosure with electric shower and travertine tiled splashback. Please note that the bed area measures 1.95m to the post from the wall. This needs to be considered.

LIVING/KITCHEN : A modern refitted shaker kitchen with a range of eye and base level units, quartz effect laminate worktops, electric storage heater, inset sink with brass tap, integrated electric oven and hob, extractor fan, breakfast bar with 2 stools, space for under counter fridge freezer, washing machine (not to be disposed of, maintained or replaced by landlord should malfunction), wood effect vinyl flooring, tiled splashbacks.

OUTSIDE : There is a spacious brick built store below the property and a patio area overlooking open countryside. There is also one parking space to the gravelled driveway.

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).

We produce property particulars in good faith and believe them to be correct. We generally rely on

what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

LOCATION

As you enter the village of Branston from Waltham Road, turn right into the village and bear left around the bend. Follow the road down past the public house (The Wheel) and then you will see on your left a signpost Manor Farm. Turn left into the driveway and keep left and follow the driveway around the back of the property.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £721

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

Services : Mains electricity, private water and drainage. (Water included within rent)

EPC : E.

STRICTLY NO PETS PERMITTED.

INTERNET : ADSL AVAILABLE.

WHAT3WORDS

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TERMS

RENT:	£625 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£721
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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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