

E A Lane & Sons

Chartered Surveyors

Established 1905

LODGE FARMHOUSE

UPPINGHAM ROAD | SKEFFINGTON | LEICESTERSHIRE | LE7 9YE



A substantial double fronted period farm house occupying an elevated position in open countryside approximately 1 mile east of the village of Skeffington with extensive views over open countryside.

The property has recently been completely renovated throughout and the accommodation which benefits from oil fired central heating briefly comprises:

ENTRANCE HALL | SITTING ROOM | LIVING ROOM | OPEN PLAN KITCHEN / DINER
STUDY | UTILITY ROOM | MASTER BEDROOM WITH ENSUITE | THREE DOUBLE BEDROOMS
FAMILY BATHROOM | CELLAR | SINGLE GARAGE | LARGE LAWNED GARDEN

£1,800 pcm

LODGE FARMHOUSE | UPPINGHAM ROAD | SKEFFINGTON

ACCOMMODATION

Entrance Hall, Sitting Room, Living Room, Breakfast Kitchen, Study, Lobby, Utility Room, Bedroom 1 with En-suite, Bedroom 2, Family Bathroom, Bedroom 3, Bedroom 4



Location

Lodge Farm House is situated in open countryside approximately 1 mile east of the village of Skeffington and 3 miles east of Billesdon which provides a village shop, post office, two public houses and a doctors surgery. Comprehensive services can be found at Melton Mowbray (14 miles), Market Harborough (12 miles), Leicester (11 miles) and Uppingham (10 miles). Main line train services terminating at London St Pancras are available from Leicester and Market Harborough taking approximately 75 and 65 minutes respectively. The area offers a wealth of good schooling with Oakham, Uppingham, Stamford and Oundle all within easy reach. The area is famous for its country pursuits, particularly with the equestrian field, and is situated in the Cottesmore Hunt country.

Services

Mains electricity and water are connected and drainage is to a private system. An oil fired boiler serves panelled radiators throughout the accommodation. There are ample power points provided in each room and the telephone is connected subject to BT regulations.

Outgoings

The property is in Band F for Council Tax purposes with a current charge of £2,652.82.

Directions

From Leicester travel east on the A47 towards Skeffington. After passing the village on your right hand side, travel approximately one quarter of a mile and take a left turn signposted Lodge Farm. Follow this road for approximately one quarter of a mile and Lodge Farm house can be found on your right.

Tenancy

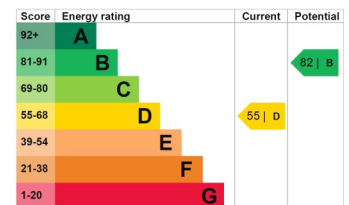
The property will be let on a twelve month Assured Shorthold Tenancy at a rental of £1,800 per calendar month (£21,600 per annum) payable monthly in advance.

A deposit of £1,800 will be payable on entry and held by the Landlords Agent without interest and this will be repaid at the end of the term subject to there being no dilapidations or arrears of rent.

Viewing

Strictly by prior appointment through the Sole Agents
Tel- 0116 233 6433.

EPC Rating: D55



0116 233 6433

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E A Lane & Sons for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.

2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these particulars.

3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.

4. No person in the employment of E A Lane & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.

5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact.

6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

E A Lane & Sons Ltd Company Registration No. 7957058 Registered office: 100 Regent Road, Leicester, LE1 7DG.