

E A Lane & Sons

Chartered Surveyors

Established 1905

HARECROFT FARM

STANTON LANE, SAPCOTE, LEICESTERSHIRE LE9 4LT



A delightfully situated four bedroomed former farmhouse occupying a prominent position near the village of Sapcote enjoying views over open countryside.

The accommodation which benefits from oil fired central heating comprises:-

ENTRANCE HALL, SITTING ROOM, STUDY, BREAKFAST KITCHEN,
THREE DOUBLE BEDROOMS (ONE WITH EN-SUITE TOILET), SINGLE BEDROOM,
FAMILY BATHROOM, OUTHOUSES, SINGLE GARAGE AND LARGE LAWNED GARDEN

£800 PCM
(inc. electricity)

HARECROFT FARM, STANTON LANE, SAPCOTE, LEICS

ACCOMMODATION

Double Front Doors to

Entrance Porch: Tiled floor with glazed entrance door and side panels to:

Entrance Hall: Stairs off with store cupboards under, panelled radiator, two windows to side elevation, telephone point.

Sitting Room: 4.67m x 4.05m (15'4" x 13'3'). Windows to front and side elevations, modern tiled fireplace with coal effect gas fire, TV point and telephone point.

Study: 3.17m x 2.44m (10'4" x 8'0'). Window to side elevation, panelled radiator, telephone point.

Breakfast Kitchen: 4.67m x 4.54m (15'4" x 14'9" best). Extensive range of base and wall units, part tiled walls, stainless steel sink unit, Belling Formula Three Electric Oven and Grill, Hotpoint 4 ring electric Hob, window to side elevation looking over garden, panelled radiator, back door.

Half glazed Back Door, rear Entrance Porch

Store/Laundry Room: 2.01m x 1.77m (6'6" x 5'8") with plumbing for washing machine and stone wash basin

First Floor

Stairs to Landing: Loft hatch with loft ladder, airing cupboard.

Bedroom 1 (front): 2.92m x 4.67m (9'6" x 15'4"). Central heating controls, TV aerial point, window to front, panelled radiator.

En-suite Toilet with close coupled WC, bidet, wash hand basin, ladder radiator.

Bedroom 2: 2.44m x 3.11m (8'0" x 10'2"). Built in cupboard, window to side, panelled radiator.

Bedroom 3: 3.17m x 2.16m (10'4" x 7'10"). Fitted shelves, window to side, panelled radiator.

Bedroom 4: 2.10m x 2.01m (6'9" x 6'6"). Fitted cupboards and work top, window to front.

Family Bathroom: White suite comprising panelled bath, panelled wash hand basin, low level WC, Shower cubicle, window to rear, panelled radiator.

Outside

Lawned gardens to front and side elevations, hardstanding to front, out offices comprising Boiler Room and WC plus Store containing oil storage tank and concrete patio area to the rear with mature shrubs, single Garage with up and over door, shared concrete yard to rear.

GENERAL REMARKS AND STIPULATIONS

Location

Sapcote is approximately 5 miles west of Hinckley which offers a range of shops, public houses, restaurants. More extensive facilities are available in Leicester which is located approximately 13 miles to the south and mainline railway facilities to London St Pancras International. Access to the M69 motorway can be gained at junction 2 approximately 2 miles away.

Services

Mains water and electricity are connected. Drainage is to a private septic tank. An oil fired boiler serves panelled radiators throughout the accommodation and there are ample power points provided in each room. A telephone line is connected subject to BT regulations.

Outgoings

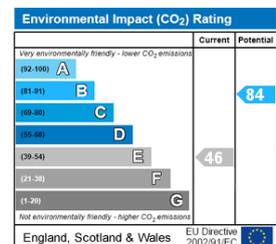
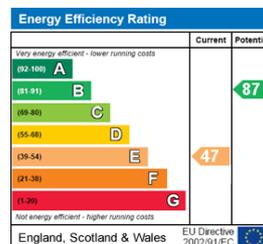
The property is in Band F for Council Tax purposes with a current charge of £2,747.78.

Tenancy

The property will be let on a six month Assured Shorthold Tenancy at a rental of £800 per calendar month (£9,600 per annum) payable monthly in advance. A deposit of £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.



T- 0116 233 6433

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MISREPRESENTATION ACT 1967 AND PROPERTY MISDESCRIPTION ACT 1991

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