



BUCKMINSTER

TO LET



Middle Farmhouse, Sproxton, Melton Mowbray, Leicestershire

FIVE BEDROOM DETACHED PROPERTY—AVAILABLE NOW

- 2 Reception rooms, dining kitchen, 2 bathrooms and ensuite
- Oil fired central heating
- Garden, large gravel driveway and outbuildings



## LOCATION

Middle Farmhouse is situated in the popular village of Sproxton. It is well located for access to Melton Mowbray 9 miles, Grantham 10 miles, Oakham 11 miles and the A1 at Colsterworth 5 miles (all distances are approximate). The village also benefits from Buckminster Broadband's super fast wireless connectivity.

## DESCRIPTION

A stunning detached stone farmhouse recently refurbished to a high standard providing spacious family accommodation. Set over three floors, the ground floor comprises 2 reception rooms, dining kitchen, pantry and wc. To the first floor are three bedrooms, one ensuite, and a family bathroom. The second floor has two further bedrooms and a shower room.

The property benefits from oil fired central heating.

Outside, the property has a lawned garden to the side, a large gravel driveway to the side and rear and a range of outbuildings including a garage.

## TENURE

The property is offered on an Assured Shorthold Tenancy for an initial term of 12 months.

## RENT

£1,600 per calendar month, exclusive of all bills, council tax and outgoings.

## DEPOSIT

A deposit of six weeks rent will be held, and is not returnable until the termination of the tenancy subject to the condition of the property.

## ADMINISTRATION CHARGE

All lettings on the Buckminster Estate are subject to a non-refundable admin charge of £102 (inc of VAT) to cover the cost of the letting.

## REFERENCES

A satisfactory credit check will be required before any tenancy can be offered.

## ENQUIRIES

To discuss further or arrange a viewing, please contact Paula Carvath at Buckminster, by calling 01476 860 471 or emailing [paula@buckminster.co.uk](mailto:paula@buckminster.co.uk)

MISREPRESENTATION ACT 1967 These particulars are provided as a general guidance to prospective tenants and do not constitute or form any part of an offer or contract. All statements and representation of facts contained in these particulars are made without responsibility on the part of Buckminster Estate or its agents/officers. None of the statements or representation of fact contained in these particulars is to be relied upon, and prospective lessees must verify all statements and representations of fact by their own searches, enquiries and inspections. Neither Buckminster Estate nor any of its agents/officers make or give representation of warranty whatsoever in relation to the premises described in these particulars, and will not be liable, whether in negligence or otherwise howsoever, for any loss arising from use of these particulars. July 2013.

# Energy Performance Certificate



Middle Farm, Main Street, Sproxtton, MELTON MOWBRAY, LE14 4QS

**Dwelling type:** Detached house  
**Date of assessment:** 28 April 2014  
**Date of certificate:** 28 April 2014

**Reference number:** 8824-7624-2110-0228-6926  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 191 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

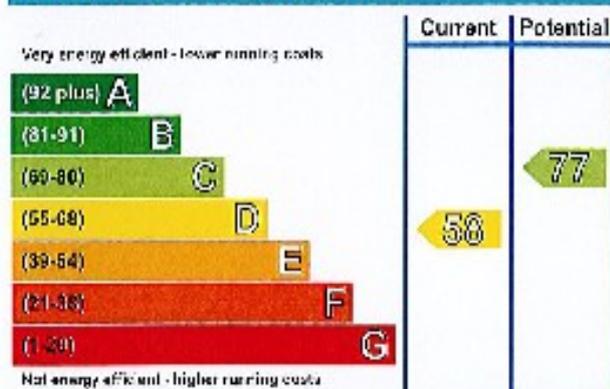
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,288</b>
<b>Over 3 years you could save</b>	<b>£ 2,001</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 276 over 3 years	
Heating	£ 5,418 over 3 years	£ 3,645 over 3 years	
Hot Water	£ 600 over 3 years	£ 366 over 3 years	
<b>Totals</b>	<b>£ 6,288</b>	<b>£ 4,287</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 795
2 Floor insulation	£800 - £1,200	£ 243
3 Draught proofing	£80 - £120	£ 213

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.