



BUCKMINSTER

TO LET



6 Coston Road, Sproxton, Melton Mowbray, LE14 4QB

SPACIOUS THREE BEDROOM DETACHED PROPERTY - AVAILABLE NOW

- Living room, dining room, kitchen, utility, en-suite, family bathroom
- Oil fired central heating
- Large enclosed rear garden with outbuildings
- Spacious garage
- Village location



## LOCATION

The property is located in the village of Sproxtton, Leicestershire, approximately 9 miles East of the market town of Melton Mowbray. The village is well located, with high speed rail links to London Kings Cross from nearby Grantham and within close driving distances of the local market towns of Stamford and Oakham. The village also benefits from Buckminster Broadband's super fast wireless connectivity.

## DESCRIPTION

The ground floor comprises of a living room, dining room, fitted kitchen with plumbing for white goods, cloakroom and utility. On the first floor there are three spacious bedrooms, one en-suite and a further family bathroom. The property is carpeted throughout and benefits from oil fired central heating. Outside, the property has a large enclosed rear garden with a patio area and outbuildings.

## CAR PARKING

There is a spacious garage for one car with additional parking available directly to the front of the property.

## TENURE

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

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.

## RENT

£825 per calendar month, exc of all bills, council tax and outgoing.

## 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 through Buckminster 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 Eloise Balcombe at Buckminster Estate, by calling 01476 860 471 or emailing [eloise@buckminster.co.uk](mailto:eloise@buckminster.co.uk)



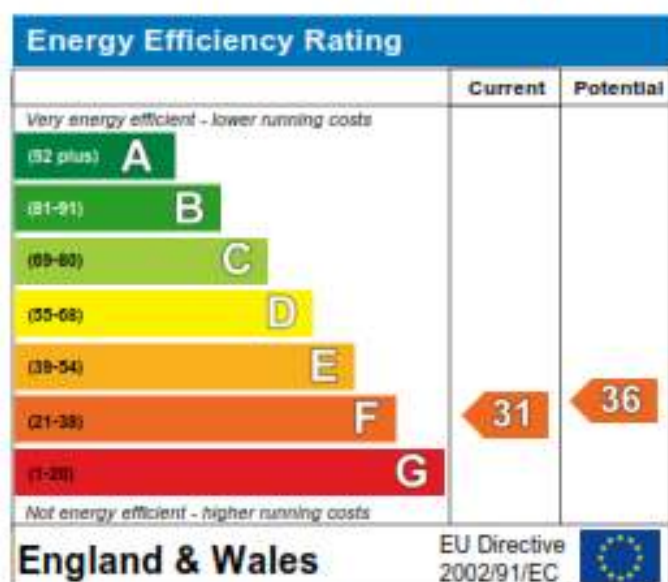
# Energy Performance Certificate



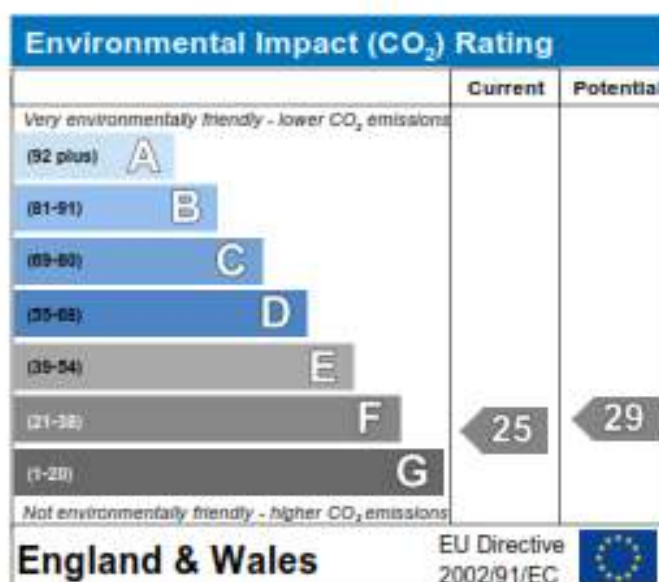
6, Coston Road, Sproxton  
MELTON MOWBRAY  
LE14 4QB

Dwelling type: Detached house  
Date of assessment: 26 April 2010  
Date of certificate: 26 April 2010  
Reference number: 8905-6267-7529-5226-2403  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 121 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.




The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	444 kWh/m <sup>2</sup> per year	401 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	11 tonnes per year	10 tonnes per year
Lighting	£100 per year	£63 per year
Heating	£1518 per year	£1432 per year
Hot water	£218 per year	£152 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.