



RECTORY LANE, APPLEBY MAGNA, DE12
£4,500 per month*

Carter Jonas

RECTORY LANE, APPLEBY MAGNA, DE12

A 7 bedroom detached house built in the Early 18th Century.

Accommodation comprises - LGF: Cellar and Boiler Room. GF: Entrance Hall, Drawing Room, Dining Room, Sitting Room, Kitchen/Breakfast Room, Laundry Room/Kitchen 2, Family Rooms, Living Room, Kitchen 3, Breakfast Room, and 2 WC's. FF: Landing/Hall, 7 Bedrooms (6 with En suites, and 2 with Dressing Rooms) and Family Bathroom.

Externally - The property is approached via electric gates along a shared gravel driveway with parking for several vehicles. There is a good sized garden to the rear.

Pets considered. No access to Loft. Tennis Court not included within the tenancy. No white goods. Gas fired central heating system with commercial boiler, electricity, water and drainage, communal bin store. Flood Zone 1 - Low Risk.

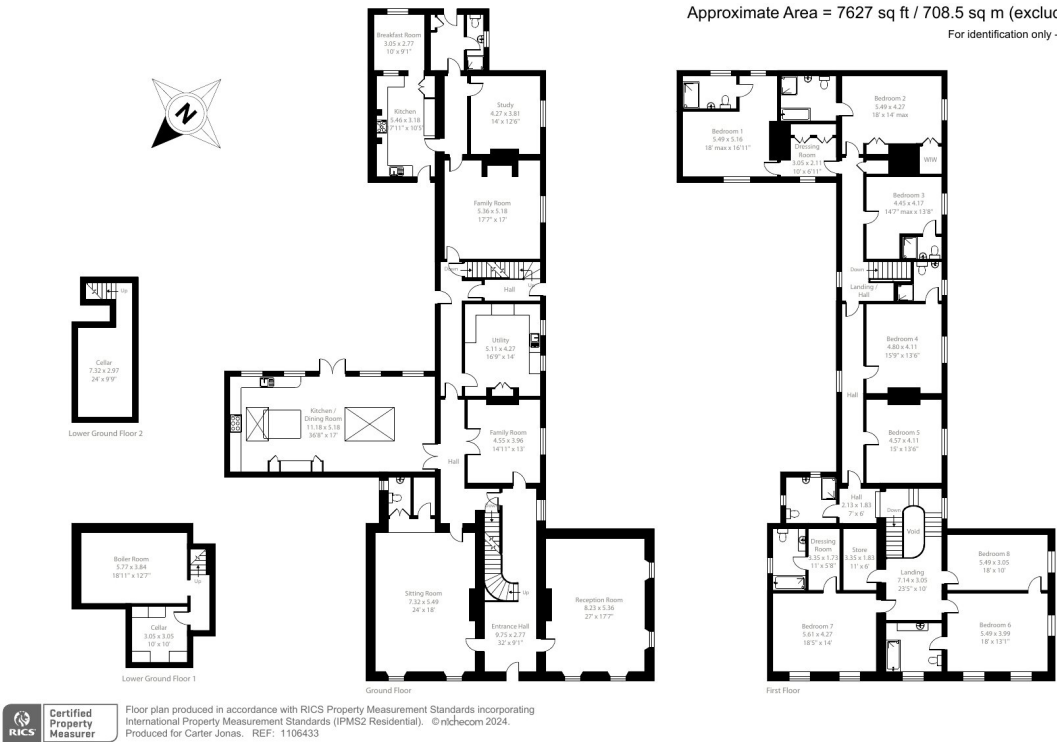
Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

- Council Tax = H
- Deposit Required = £5,192.00
- Minimum term 12 months
- 7 Bedrooms
- 6 En suites
- 1 Family Bathroom
- 4 Receptions
- Study
- 3 Kitchens
- Utility
- 2 Cloakrooms
- Cellar
- Boiler Room
- Gardens
- Off street Parking
- EPC = E

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) A | | 77 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Rectory Lane, Appleby Magna, Swadlincote, DE12

Approximate Area = 7627 sq ft / 708.5 sq m (excludes void)
For identification only - Not to scale



Oxford Lettings 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.