



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

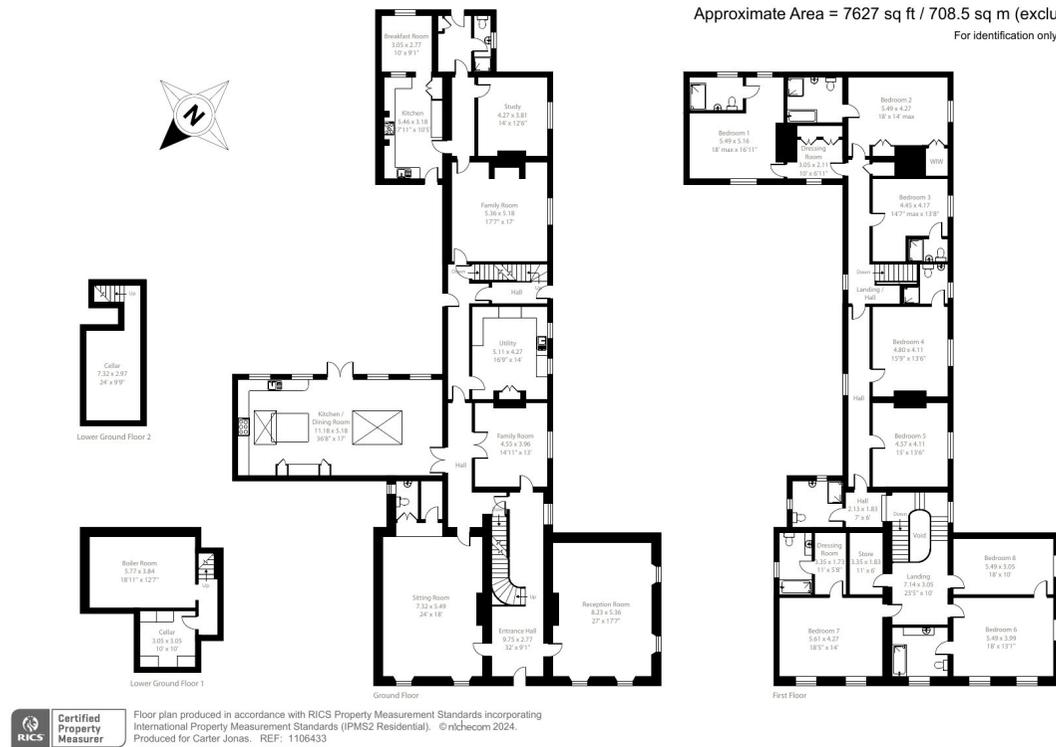
- Council Tax = H
- Deposit Required = £5,192.00
- Minimum term 12 months
- 7 Bedrooms
- 6 En suites
- 1 Family Bathroom
- 4 Receptions
- Study
- 3 Kitchens
- Utility
- 2 Cloakrooms
- Cellar
- Boiler Room
- Gardens
- Off street Parking
- EPC = E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(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



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Classification L2 - Business Data

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