



GREAT PONTON

ROSE COTTAGE, PONTON HEATH, LINCS, NG33 5DQ

£775* p.m.x.

Unfurnished

A well-presented four bedroom detached home with views over open countryside. The accommodation briefly comprises a dining kitchen, lounge, ground floor bathroom with white suite and four double bedrooms. Having wood framed double glazing and oil-fired central heating, the property would provide ideal accommodation for a country orientated couple/family looking to reside in a rural environment.

Viewing is strictly by appointment with the agents.

Tel: 01476 530 216
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Four double bedroom family home



Rose Cottage offers light and spacious accommodation, has modern fixtures and fittings and is neutrally decorated throughout. The property boasts delightful open countryside views and benefits from off-road parking, three outbuildings and lawned gardens to the side.

Viewing highly recommended

ACCOMMODATION

ENTRANCE HALL with door to front, radiator and cupboard under the stairs.

LOUNGE (14'5" x 12'9") with open fireplace, double doors to lean to and a radiator.

LEAN TO with double doors to garden.

UTILITY ROOM with a range of base units, laminate work surface, stainless steel sink and drainer, tiled splash backs, electric cooker point, plumbing for a washing machine, a radiator and a **PANTRY**.

PORCH with entrance door.

KITCHEN DINER (14'5" x 12'5") with a range of wall and base units, laminate work surface, stainless steel sink and drainer unit, Lamona electric hob and oven with extractor hood over, tiled splashback, plumbing for a dishwasher, space for a fridge/freezer, cupboard housing central heating boiler and a radiator.

BATHROOM with white suite comprising panelled bath, separate shower cubicle, wash basin and w.c., tiled splashback and a radiator.

STAIRS AND FIRST FLOOR LANDING with a radiator, leading to:-

FRONT DOUBLE BEDROOM (12'9" x 11'3") with a radiator.

FRONT DOUBLE BEDROOM with a radiator.

SIDE DOUBLE BEDROOM (12'10" x 10'6") with a radiator.

SIDE DOUBLE BEDROOM (12'9" x 10') with a radiator.

OUTSIDE

Off-road parking to the front.

Three outbuildings.

Lawned garden to side.



LOCATION

GREAT PONTON is conveniently located for the A1 and is situated 3 miles south of Grantham. Grantham has a range of amenities including a train station with a direct, high speed rail link to London King's Cross.

Take the A1 southbound from Grantham. Cross the carriageway (signposted Gt. Ponton) and on passing through the village, continue straight on along Heath Lane. Rose Cottage will be found on your right-hand side shortly after the crossroads.

TERMS

RENT:	£775 per calendar month, in advance, inclusive of water rates, exclusive of rates and council tax.
DEPOSIT:	£900
FEES:	A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £295 (including VAT) per property is payable, that being the cost of the inventory and agreement.
TERM:	A one year shorthold tenancy is offered.
SERVICES:	Mains electricity, and drainage. Private water. Any remaining oil must be purchased at the beginning of a tenancy.
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C.
EPC:	This property has an Energy Performance Efficiency Rating Band E. Ref: 9558-7922-7250-1057-2934 A full copy of the EPC is available upon request or can be downloaded from: http://www.epcregister.com/
FLOORPLAN:	Available at www.shoulers.co.uk Whilst every care has been taken to reflect the true dimensions of this property, the dimensions provided should be treated as approximate and used for general guidance only.

PETS CONSIDERED at the discretion of the landlord and upon payment of an increased deposit equivalent to two months' rent. A professional carpet cleaning and damage rectification clause will also be added to the contract.

Please note that this property is to let **UNFURNISHED** which generally means carpets/floor coverings only.

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