



## GONERBY HILL FOOT

17 APPLEWOOD DRIVE, GRANTHAM, NG31 8QN

£560 p.m.x.  
Part Furnished

A well-presented two bedroom townhouse situated in the popular Gonerby Hill Foot area of Grantham. The accommodation briefly comprises a lounge, kitchen, two double bedrooms and a bathroom with white suite. Outside there is a low maintenance split-level garden to rear with open countryside views, and to the front there is a driveway providing off-road parking for up to two cars. Grantham benefits from excellent transport links due to its proximity to the A1 and direct rail links to London.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Two bedroom townhouse

## ACCOMMODATION

**ENTRANCE HALL** with door to front and an electric storage heater.

**KITCHEN** with a range of wall and base units, sink and drainer unit as set in laminate worksurfaces, tiled splashbacks, plumbing for a washing machine, space for a fridge freezer, and a freestanding electric cooker.

**LOUNGE** with electric fire in surround, under stairs cupboard, electric storage heater and sliding patio doors to the rear.

**STAIRS TO FIRST FLOOR LANDING** leading to:-

**FRONT DOUBLE BEDROOM** with built-in wardrobe, airing cupboard housing hot water cylinder, and an electric wall heater.

**REAR DOUBLE BEDROOM** with built-in wardrobe and electric wall heater.

**BATHROOM** with white suite comprising bath with shower over, wash basin and w.c., heated towel rail and part tiled walls.

### OUTSIDE

Driveway to front providing off-road parking for one car. Designated parking space to the front of the property. Low maintenance split-level rear garden backing onto fields.

### STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets, blinds and cooker only.

## TERMS

**RENT:** £560 per calendar month, in advance, exclusive of rates and council tax.

**DEPOSIT:** £646

**TERM:** A one year shorthold tenancy is offered.

**SERVICES:** Mains electricity, water and drainage.

**VIEW:** Strictly by appointment with Shouler & Son.

**COUNCIL TAX:** Band A.

**EPC:** An Energy Performance Certificate has been ordered for this property.

**REDRESS:** Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link:  
<https://www.ukala.org.uk/>

## LOCATION

To locate the property from Grantham, take North Parade out of the town centre and continue straight onto Gonerby Road. Turn right onto Hazelwood Drive. Take the last turning on your left onto Cherry Wood Drive and Applewood Drive will be found on your right-hand side.



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