



## 6 THE ROW

LITTLE PONTON, GRANTHAM, NG33 5BX

£950 Per month

Unfurnished

A refurbished TWO bedroom semi detached stone built cottage located in the pretty hamlet of Little Ponton near Grantham. The property benefits from a high level of finish throughout to include timber double glazed windows, oil fired central heating, a modern shaker style kitchen and would ideally suit a professional individual or couple looking for quiet rural living.

The property comprises of entrance hall, kitchen, utility, internal hall, lounge, WC, bathroom, two bedrooms, off street parking and a good sized rear garden.

Viewing strictly by appointment with the sole agents.

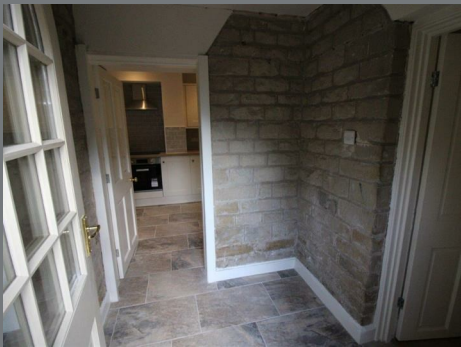
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[www.shoulers.co.uk](http://www.shoulers.co.uk)



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

# 2 bedroom House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### DESCRIPTION

A well presented and refurbished two bedroom stone cottage with timber double glazing and oil central heating with underfloor heating system.

### SUMMARY :

Entrance Hall: Entered by timber door with tiled floor and exposed brickwork.

Kitchen: Fully fitted shaker kitchen with a range of eye and base level units, integrated electric hob, integrated electric oven, stainless steel extractor fan, space for dish washer, stainless steel sink, space for fridge freezer, tiled splashbacks and ceramic limestone tiled flooring - 12.04 x 7.09

Utility: Wood effect laminate work surface, base level units, space for washing machine, tiled splashbacks, tiled flooring.

Internal Hall with stairwell to landing and understairs store cupboard. Hall has oak engineered flooring.

Lounge: Exposed brick chimney breast with a Morsel squirrel multi-burner stove sitting on a York stone hearth. Timber double glazed doors to the patio terrace, oak engineered flooring - 14.07 x 11.10

Downstairs WC/Utility: Low flush wc, sink on laminate work surface, space and plumbing for washing machine, oil fired floor mounted boiler, oak engineered flooring.

Bathroom: Towel rail, low flush wc, sink built in to unit, bath with hot and cold chrome mixer tap, chrome mixer shower with hose and head attachment, white tiled splashbacks and limestone ceramic tiles flooring.

Bedroom One: Double bedroom, double panel radiator - 14.09 x 10.07

Bedroom Two: Double bedroom, double panel radiator - 7.08 x 12.04

Outside there is parking for two cars, two brick built storehouses and to the rear there is a garden mainly laid to lawn (grass now established) with mature shrubs and a sandstone patio terrace.

### DISCLAIMER

#### TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet

connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

### Property Redress

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/>

### Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

### LOCATION

To locate the property when travelling south on the A1 take the left hand turning signposted Little Ponton onto Whalebone Lane. Proceed down this lane and over a small bridge and proceed down the road. Then bear left around the corner and the property can be found on the left hand side.

### OTHER TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council : Band B.

Services : Mains electric, water and drainage. Oil central heating, any remaining oil must be purchased at the commencement of the tenancy.

EPC : Rating E.

A SMALL PET WOULD BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM.



## TERMS

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|---------------------|--|
| <b>RENT:</b>        | £950 Per month, in advance, exclusive of rates and council tax.  |
| <b>DEPOSIT:</b>     | £1,096   |
| <b>VIEW:</b>        | Strictly by appointment with Shouler & Son.  |
| <b>COUNCIL TAX:</b> | Band B   |
| <b>EPC:</b>         | This property has an Energy Performance Efficiency Rating Band E.<br>Ref<br>A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>                              |
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