



3 SCHOOL ROW
STOKE ROCHFORD, GRANTHAM, NG33 5ED

£1,250 Per month
Unfurnished

A rare opportunity to reside in this beautifully appointed detached stone built residence in the highly regarded village of Stoke Rochford. The property was extensively refurbished throughout in 2021 and offers a wealth of character. A stunning property ideally suited to a discerning occupant looking for a rural setting in a sought after village near Grantham.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a hardwood door under a stunning stone portico to an entrance hall with ceramic granite effect tiled flooring, under floor heating, under stairs cupboard housing the hot water storage tank and stairs to the landing.

LOUNGE

14'8" x 13'9"

A large room with stone mullion bay window, wood burning stove sitting on a sandstone hearth, solid oak flooring and under floor heating.

OFFICE/SNUG

9'1" x 6'7"

With solid oak flooring and under floor heating.

KITCHEN

A beautiful traditional refitted shaker kitchen with a range of eye and base level units, laminate oak work surfaces, integrated electric oven, integrated electric hob, overhead extractor fan, inset ceramic sink, tiled splashbacks, ceiling spotlights and ceramic tiled flooring with underfloor heating.

UTILITY ROOM

Comprising refitted shaker style base units, laminate oak work surfaces, stainless steel sink, tiled splash backs, tiled flooring, radiator and a solid wood door leading to the gardens.

WC

With low flush WC, heated towel rail and ceramic tiled flooring.

LANDING

With panelled radiator and access to loft.

BEDROOM ONE

14'6" x 9'11"

A double bedroom with radiator.

BEDROOM TWO

13'7" x 10'5"

A double bedroom with radiator.

BATHROOM

A stunning contemporary bathroom with low flush WC, panelled bath with mixer shower, large ceramic sink built into a vanity unit, wall mounted mirror with LED light, heated towel rail, tiled splash backs and ceramic tiled flooring.

OUTSIDE

The residence offers a beautiful garden mainly laid to lawn with a bed of mature shrubs and bushes, there is a patio area, store housing the floor mounted oil fired boiler and a further coal store. To the front of the property there is a gravelled driveway with parking for 2-3 cars. There is also a single garage in block located opposite the property off the main road in the village.

LOCATION

To locate the property enter Stoke Rochford via Village Street and proceed into the village, take the left hand turning into a car park area and follow the track around to your left. Continue to follow the gravelled driveway around and you will then find parking to the front of the property.

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 license 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).

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council Band

Deposit : £1,442

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water and drainage. Oil fired central heating (remaining oil must be purchased at the start of the tenancy).

EPC : E rating.

A SMALL/MEDIUM DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.



TERMS

RENT:	£1,250 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,442
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
EPC:	This property has an Energy Performance Efficiency Rating Band E. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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