



23 BRIDGE END
COLSTERWORTH, GRANTHAM, NG33 5NZ

£725 Per month
Part furnished

A well-presented and fully redecorated TWO bedroom end terrace cottage situated on the outskirts of this sought after village with a range of excellent amenities and good access to the A1.

The property benefits from uPVC double glazing, recent redecoration and gas-fired central heating throughout and would make ideal accommodation for a professional individual or couple.

The accommodation briefly comprises large dining lounge, modern fitted kitchen, utility room/pantry, two double bedrooms and a modern bathroom. Outside there is lawned garden and shared driveway to side.

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 - End Terrace



To locate the property from Grantham, take A1 southbound. Take the left turning to Woolsthorpe and continue over the road. Turn left at the T junction and the property can be found on your right hand side.

Viewing Highly Recommended

ACCOMMODATION

ENTRANCE

uPVC double glazed front door leading to:-

DINING LOUNGE

18'5 x 11'2 max
with stone fireplace with wood burning stove, two radiators, under stairs storage cupboard and door leading to staircase.

KITCHEN

A modern kitchen with a range of wall and base units, stainless steel sink and drainer unit as set in laminate worktops, tiled splash back and flooring, gas hob and electric oven, extractor fan over, space for freestanding fridge freezer and uPVC door to side.

UTILITY ROOM/PANTRY

with shelving, plumbing for a washing machine and wall mounted combination boiler.

STAIR AND FIRST FLOOR LANDING

with access to bedrooms and bathroom.

FRONT DOUBLE BEDROOM

11'11 x 9'9
with a radiator.

REAR DOUBLE BEDROOM

12'11 x 7'5
with open views over countryside and a radiator.

BATHROOM

Modern suite with white suite comprising bath with mains shower over and glass spray door, wash basin and w.c., tiled splash back, laminate flooring and heated towel rail.

OUTSIDE

Shared driveway and on-road parking available nearby. Shared lawned garden with the neighbouring 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 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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

LOCATION

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IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include CARPETS and SOME CURTAINS ONLY.

Council Tax : South Kesteven Council : Band B.

Deposit : £836

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

Services : Mains electricity, gas, water and drainage.

EPC : E rating.

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A damage rectification clause will be added to the tenancy agreement and the carpets will need to be cleaned at the end of the tenancy.

INTERNET : ADSL and Fiber broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

START DATE : Available subject to referencing.



TERMS

RENT:	£725 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£836
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
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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