



2 NORTH ROAD

LITTLE PONTON, GRANTHAM, NG33 5BZ

£680 Per month

Unfurnished

LET PRIOR TO MARKETING - SIMILAR PROPERTIES REQUIRED FOR WAITING TENANTS

A well-presented stone built mid terrace cottage situated close to open countryside just three miles south of Grantham. The accommodation briefly comprises a lounge, kitchen, utility room, cloakroom/w.c., ground floor single bedroom/study and a first floor bedroom and bathroom. The property has a Calor gas central heating system and double glazed windows. With direct access to the southbound carriageway of the A1, this property is ideal for those commuting north or south using the Great North Road. *SMALL PET CONSIDERED*

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a hardwood door with tiled flooring.

UTILITY ROOM

with plumbing for a washing machine, gas boiler, radiator and tiled flooring.

CLOAKROOM/W.C.

with white suite comprising washbasin and w.c., heated towel rail, tiled splashbacks and tiled flooring.

KITCHEN

A full fitted traditional kitchen with Belfast sink, wooden work surfaces, a range of Shaker-style wall and base units, Lamona electric hob with extractor over and double oven under, tiled floor and splashback and an electric radiator.

LOUNGE

11 x 15'11

with cast iron burner with stone hearth and a radiator.

SMALL DOWNSTAIRS SINGLE BEDROOM/STUDY

7'11 x 7'9

with roof light, storage rail and a radiator.

STAIRCASE AND FIRST FLOOR LANDING

leading to:-

DOUBLE BEDROOM

11'11 x 9'9

with a radiator.

BATHROOM

A white suite comprising bath with shower over, washbasin and w.c., tiled flooring, part tiled walls, roof light and a heated towel rail.

OUTSIDE

Courtyard to rear with two outbuildings. Designated lawned garden. Parking to the front on verge.

TENANCY INFORMATION

Please note that this property is to let UNFURNISHED which means carpets only.

A SMALL DOG MAY BE CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

Council Tax : South Kesteven Council : Band A.

Deposit : £784

Term : A 12 month assured shorthold tenancy is offered.

Services : Mains electricity, Calor Gas (Any remaining gas must be purchased prior to the commencement of the tenancy). Mains water and drainage.

EPC : Band E

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.

LOCATION

To locate the property from the village of Stroton, proceed towards the A1 sliproad and at the junction turn right into the slip road. The property can then be found almost immediately on your left hand side.

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).



TERMS

RENT:	£680 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£784
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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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