



3 BOTTOM COTTAGES

WOODNOOK, GRANTHAM, NG33 5AB

£850

Not specified

Welcome to 3 Bottom Cottages, a beautifully presented mid-terrace home offering a blend of modern comfort and classic charm. This delightful property has been thoughtfully updated, including a newly fitted bathroom and new carpets in key areas, creating a welcoming and ready-to-move-into residence.

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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LIVING ROOM (4.28m x 3.72m). Upon entering, you are greeted by the bright and inviting Living Room. This comfortable space is perfect for relaxing and entertaining, with laminate flooring and ample room for furniture. A fantastic addition to this property is the under-stairs storage, offering a clever and discreet solution for keeping the room tidy.

INNER HALLWAY Having access to the stairs and a separate, large storage cupboard. The hallway then leads to the sleek and modern kitchen.

Storage cupboard (1.58m x 1.46m) With a double-glazed window. This versatile space offers plenty of room for household essentials, freeing up the main living areas.

Kitchen (2.92m x 2.56m). This well-equipped space features a range of base-level units and a wash basin, with ample space for the tenant's own appliances.

FIRST FLOOR LANDING A freshly laid carpet runs up the stairs and across the landing, creating a clean and soft feel. The landing provides access to the two bedrooms and the family bathroom.

BEDROOM ONE (4.26m x 3.28m) A generous double room with a brand-new carpet and a large double-glazed window that fills the space with natural light.

BEDROOM TWO (2.56m x 2.81m) is a comfortable single room, also benefiting from new carpet and a double-glazed window.

BATHROOM The bathroom is a standout feature, fitted with a contemporary white suite including a panel-enclosed bath with a shower over, WC, and a wash hand basin. Complementing the suite are stylish tiled splashbacks and a heated towel rail for added luxury.

OUTSIDE the property has an enclosed courtyard garden at the rear, ideal for relaxing or al fresco dining. A gate provides access to off-road parking. Outbuilding for storage.

DIRECTIONS

To locate the property from Grantham, leave the town on the A52 which then becomes Bridge End Road. At the roundabout, take the third exit onto the B6403 (High Dike Road) passing Kesteven Rugby Club on your right. As you enter Woodnook take the first turning on your left onto a gravelled driveway which will lead you around the back of the property. The property can then be found 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).

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 B.

Deposit : £980

Term : A 12 month assured shorthold tenancy is offered which after 12 months will continue on a periodic month to month term.

Services : Mains electricity, Private Drainage and Water (water and drainage included within rent), oil fired central heating (any remaining oil must be purchased at point of tenancy commencing).

EPC : Band E.

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



TERMS

RENT:	£850 , in advance, exclusive of rates and council tax.
DEPOSIT:	£980
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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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

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