

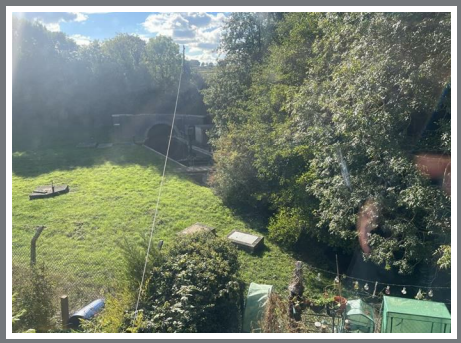
A two bedroom, semi detached period cottage in a wonderful, rural location on the outskirts of Great Ponton.

The property is located in a tucked away location just off the A1 (Great North Road) with open aspects to the front and rear. Standing on a good size plot with large gardens and parking.

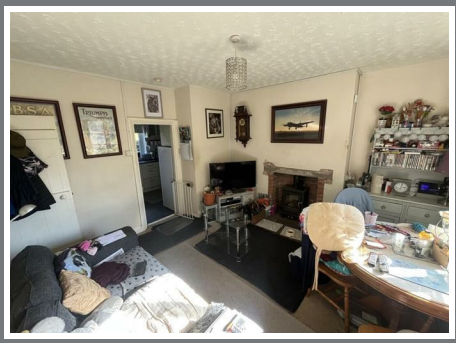
Offered for sale subject to tenancy (assured periodic tenancy), the property is let at £725 pcm/£8700 per annum to a long standing tenant.

Investment opportunity with income from day one.

Being sold via auction via partner agent Eddisons on the 17/12/2026 commencing at 9am.







House - Semi-Detached

ACCOMMODATION

Accomodation
Ground Floor
Hallway
Bathroom
Lounge - 3.95m x 3.60m
Kitchen - 2.45m x 2.45m

First Floor
Landing
Bedroom One - 4.25m x 3.30m
Bedroom Two - 3.25m x 3.20m

Outside
Large plot with open aspects to front, side and rear. Lawned gardens with gated parking. Views over surrounding countryside and gardens running along side Cringle Brook.

Tenure
Freehold

Occupancy
Subject to a tenancy

Auction Details
The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: Freehold. xxx year lease from xxxx.
Current service charge is £xxxx per calendar month.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: South Kesteven Council

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

LOCATION





County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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

EPC: This property has an Energy Performance Rating. A copy is available upon request.

