

A fantastic opportunity to acquire a period, detached, brick and stone cottage situated in the village of Great Ponton. The property is being sold subject to tenancy (assured periodic) and is let at £810 pcm/£9720 per annum.

Accommodation comprises - Dining Hallway, Lounge, Kitchen, Rear Lobby, Utility/W.C., Landing, Three Bedroom and Bathroom/W.C.

Outside offers an enclosed garden to the rear and further garden to the right hand side.

Well placed for access to the A1 and the towns of Grantham, Melton Mowbray and Oakham are all within easy reach.

An excellent investment opportunity with income from day one.

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







House - Detached

ACCOMMODATION

Accommodation
Dining Hall - 14'10" x 14'8" - With window to front, beam, brick open fireplace, radiator and understairs cupboard.

Lounge - 16'6" x 13'7" - With window to side, tiled fireplace and radiator.

Kitchen - 15'4" max x 8'7" - With windows to front and rear and tiled open fireplace.

Utility/W.C .- With toilet and window to front.

Landing - With windows to rear and radiator.

Bathroom - With window to rear, wash basin, bath and airing cupboard.

Seperate W.C. - With low flush w.c.

Bedroom - 11'9" x 9'5" max - With window to front and radiator.

Bedroom - 11'10" x 14'7" - With window to front and radiator.

Bedroom - 12'8" 13'10" - With window to side and radiator.

Outside - Rear yard and garden with stone wall and lean-to store. Further garden area with timber fenced boundaries and gated access.

Tenure
Freehold

Occupancy
Subject to a tenancy

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

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

