



## STOKE ROCHFORD

4 CHURCH COTTAGES, VILLAGE STREET,  
GRANTHAM, NG33 5EB

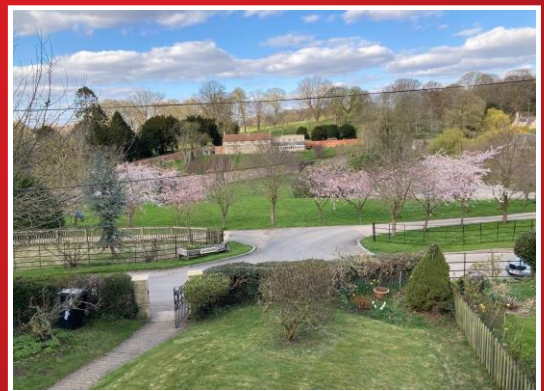
£900 p.m.x.  
Unfurnished

A beautiful three bedroom Grade II Listed twin gabled semi-detached residence built of coursed limestone with stone mullion windows sitting within an elevated position in the highly regarded village of Stoke Rochford.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

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**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



# Beautiful Grade II Listed property



A beautiful and character filled three bedroom property which has recently undergone a scheme of refurbishment to include new carpets and decoration. It also benefits from partial timber double glazing and oil central heating.

In brief the property comprises of hallway, lounge, kitchen/diner, bathroom, three bedrooms and a sizeable garden.



# Viewing highly recommended

## ACCOMMODATION

**KITCHEN/DINER** (19'7" x 9'4") A traditional shaker kitchen with a range of eye and base level units, granite effect laminate work surfaces, a freestanding range electric oven, aged limestone flag flooring, stainless steel sink, space for a washing machine and dishwasher, wine rack, under counter lighting, tiled splash backs and radiator.

**LOUNGE** (19'4" x 13'9") With two radiators, under stairs store cupboard and stairs to landing.

**REAR HALLWAY LOBBY** With under stairs store cupboard and further cupboard housing oil fired boiler.

**CONSERVATORY** A uPVC conservatory with radiator, laminate flooring and patio doors to the garden.

**DOWNSTAIRS BATHROOM** A large four-piece suite comprising low flush WC, panelled bath, sink in vanity unit, large shower enclosure with mixer shower, radiator, tiled splash backs and wood effect lino flooring.

**BEDROOM ONE** (10'4" x 8'11") A double bedroom with radiator and airing cupboard housing hot water cylinder.

**BEDROOM TWO** (13'8" x 10') A double bedroom with radiator.

**BEDROOM THREE** (8'10" x 7'10") with panelled radiator.

## OUTSIDE

The grounds are entered via a wrought iron gate to a sizable mature garden mainly laid to lawn to the front side and rear of the residence. There is a patio to the front, garden shed to rear and 2 brick stores, all enclosed by mature hedging. There is on street parking or parking can be found in the hardstanding area opposite the property.

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



## GENERAL INFORMATION

**STOKE ROCHFORD** is an attractive small village set in gently rolling countryside, six miles south of Grantham. The property is located a short distance away from Rochford Hall originally the ancestral home of the McCorquodale family and now a Hotel, Conference and Golf Centre. The A1 provides fast access to Grantham, Newark, Lincoln in the north with links to Nottingham (A52) and Leicester (A607) and Peterborough in the south. There are high speed rail links for commuters from both Grantham and Newark to London and Scotland. A good choice of local schools is offered locally to include The Kings School, Grantham together with the Kesteven & Grantham Girls' School. Grantham is a well serviced market town with a growing retail and commercial offering to include a new Designer Outlet Village in 2021.

## TERMS

<b>RENT:</b>	£900 per calendar month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1035
<b>TERM:</b>	A one year shorthold tenancy is offered.
<b>SERVICES:</b>	Mains electricity, water and drainage. Any remaining oil must be purchased at the beginning of a tenancy.
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C.
<b>EPC:</b>	This property is Grade II Listed and therefore exempt.
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>

**PETS 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.

## LOCATION

To locate the property enter Stoke Rochford via Village Street and proceed through the village. The property can be found shortly before the church on your right hand side opposite an area of hardstanding.

Wilton Lodge, 1 Wilton Road,  
Melton Mowbray, Leicestershire, LE13 0UJ

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