



THE WALLED GARDEN HOUSE £2,950 Per month

STOKE ROCHFORD, GRANTHAM, NG33 5EL

Part furnished

A fantastic opportunity to reside in this magnificent residence situated within the grounds of Stoke Rochford Park. 'The Walled Garden House' is an extended FOUR bedroom detached residence is located within parkland and occupies a substantial mature plot. The house offers generously proportioned accommodation with quality bespoke fixtures and fittings throughout and retains many character features such as open fire places, timber windows, travertine flooring and original walled gardens. The property also benefits from oil central heating and offers views over the village of Stoke Rochford.

In brief the property comprises of reception hall, drawing room, dining room, cloakroom/WC, inner hallway, living/kitchen, rear kitchen, boiler/utility room, cloakroom/WC, rear hallway, four bedrooms two of which have en-suites, master bathroom, double garage and a private gated driveway with off road parking for numerous cars. To the rear there is an extensive lawned garden with brook to the bottom.

The property is ideally located close to the A1 which offers fantastic links to both the north and to London.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

4 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

RECEPTION HALL

Entered via a hardwood door to a large reception hall with travertine tiled flooring.

DRAWING ROOM (27.10 x 20.05 ft)

A large room with open fire with stone surround and hearth, cupboard with fitting worktop and sink ideal for storage of drinks and oak wood flooring.

DINING ROOM (16.05 x 13.09 ft)

Having an open fire set in surround with stone hearth and oak wood flooring.

CLOAKROOM/WC

Comprising of a white suite to include a granite topped vanity wash basin and WC, cloakroom cupboard and travertine tiled flooring.

INNER HALL

A spacious inner hall which could comfortably accommodate a desk with views over the gardens. There is also an under stairs cupboard and travertine tiled flooring.

LIVING/KITCHEN (27.10 x 24.10 ft)

A spacious room comprising of a range of painted eye and base level solid wood units. This room also benefits from a glazed extension that overlooks the mature walled grounds. The kitchen area comprises of electric AGA, granite work surfaces, inset sink, breakfast bar and travertine tiled flooring.

REAR KITCHEN

Another small kitchen comprising a range of wall and base units, sink unit, integrated oven, hob and microwave. Laminate work surfaces, plumbing for a washing machine, space for a fridge/freezer, travertine flooring and tiled splash backs.

BOILER/UTILITY ROOM

Comprising of boiler cupboard housing oil fired boiler, fitted wall and base level units, laminate work surfaces, stainless steel sink, space for a tumble drier and travertine flooring with door to WC.

WC

Comprising of low flush WC, wash basin and travertine flooring.

REAR HALL

With travertine tiled flooring.

STAIRS AND FIRST FLOOR LANDING

With airing cupboard, further storage cupboard and three radiators leading to :

MASTER BEDROOM SUITE (18.02 x 16.03 ft)

A substantial suite comprising of fitted wardrobes, three radiators, views over the gardens and a dressing room area.

ENSUITE

Comprising white suite to include bath with shower attachment, shower cubicle, granite topped vanity wash basin and WC, tiled splashbacks, heated towel rail and radiator.

BEDROOM TWO (14.04 x 12.08 ft)

A double bedroom with a radiator.

'JACK & JILL SHARED BATHROOM'

With a white suite comprising bath with hand held shower attachment, granite topped vanity wash stand, WC, tiled splashbacks, heated towel rail and a radiator.

BEDROOM THREE (14.04 x 11.09 ft)

A double bedroom with a radiator.

BEDROOM FOUR (14.10 x 14.04 ft)

A double bedroom with two radiators and door to the ensuite.

ENSUITE 2

Comprising of bath with hand held shower attachment, granite topped vanity wash stand, WC, tiled splashbacks and heated towel rail.

OUTSIDE

Externally the property offers impressive mature grounds with views over the unspoilt village of Stoke Rochford. Entered via a gated gravelled driveway there is off street parking for several cars. There is also a double garage with store. To the rear there are extensive lawned gardens with a small brook running to the far end. The gardens are enclosed by brick walls and have the benefit of two patios.

LOCATION

The property is ideally situated close to the A1 which offers great links to both the North and to London. To locate the property take the A1 northbound from Stamford and turn left signposted towards Stoke Rochford. On entering Stoke Rochford continue and before the road bears left go straight on signposted Stoke Rochford Hall. Upon entering the grounds of the hall 'The Walled Garden House' is the second property on your left.

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.



TERMS

RENT:	£2,950 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£3,400
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band F
EPC:	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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/



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	