



3 THE ROW

LITTLE PONTON, GRANTHAM, NG33 5BX

£850 Per month

Part furnished

****LET PRIOR TO GOING TO MARKET - SIMILAR PROPERTIES REQUIRED FOR WAITING TENANTS!**** A charming three bedroom stone built semi detached residence located in the picturesque village of Little Ponton near Grantham. The property benefits from a very spacious garden, timber double glazed windows, oil fired central heating, solid fuel stove and would ideally suit a professional individual or couple.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

KITCHEN

11'10 x 6'10

Entered via a solid wood door, radiator, a range of eye and base level units, laminate work surfaces, integrated electric oven, integrated electric hob, stainless steel extractor fan, space for fridge freezer, stainless steel sink, tiled splash backs and tiled flooring.

LOUNGE

11'10 X 6'10

STAIRWELL

stairs to first floor landing, radiator and under stairs cupboard housing floor mounted oil fired boiler.

UTILITY ROOM

with laminate worktop and space for washing machine and shelving.

DOWNSTAIRS BATHROOM

Comprising of a three piece suite to include low flush WC, panelled bath with screen and electric shower, wall mounted ceramic sink, heated towel rail, mosaic tiled walls and laminate flooring.

BEDROOM ONE

9'11 x 7'08

A single bedroom with radiator.

BEDROOM TWO

10'08 x 9'11

A double bedroom with radiator and built in cupboard housing immersion heater.

BEDROOM THREE

10'07 x 8'10

A double bedroom with radiator and built in wardrobe.

OUTSIDE

The property is entered via a gate to a large garden mainly laid to lawn, two stone built outhouses with power and light connected to both. Two parking spaces to the rear of the property on a gravelled drive.

LOCATION

To locate the property when travelling south on the A1 take the left hand turning signposted Little Ponton onto Whalebone Lane. Proceed down this lane and over a small bridge and proceed down the road. Turn right and then the property can be found on your left hand side.

PETS

A SMALL PET WOULD 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.

VIEWINGS

Strictly by appointment with Shouler and Sons.

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).

FURNISHINGS

TO INCLUDE CARPETS AND SOME CURTAINS ONLY.



TERMS

RENT:	£850 Per month, 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 . 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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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	