



2 STOKE GRANGE COTTAGES, £850 Per month

STOKE ROCHFORD, GRANTHAM, NG33 5BD

Unfurnished

A Charming TWO bedroom stone built cottage situated down a private driveway in a secluded location offering uninterrupted views of surrounding countryside. The property benefits from timber double glazing, oil fired central heating, an open fire and two bathrooms. The property would ideally suit a professional individual or couple looking for a quiet rural location. *WATER RATES INCLUDED*

In brief the property comprises of kitchen/diner, lounge, hallway, two bedrooms, downstairs shower room, upstairs bathroom, a mature garden which wraps around the property and off street parking for several cars.

The property is ideally situated with great links to Grantham and the A1 Great North Road.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

KITCHEN/DINER (12.01 x 11.09 ft)

A modern fitted kitchen comprising of a range of eye and base level units, laminate work surfaces, cupboard housing floor mounted oil fired boiler, space for washing machine, space for electric oven, space for fridge freezer, tiled splashbacks, vinyl flooring and radiator.

LOUNGE (14.10 x 12.01 ft)

A spacious room with radiator and open fire with timber surround.

HALLWAY

with storage cupboard and stairs to first floor landing.

DOWNSTAIRS SHOWER ROOM

Comprising of low flush WC, ceramic sink, shower enclosure with electric shower, radiator, tiled floors and tiled splashbacks.

LANDING

with radiator.

BEDROOM ONE (11.05 x 10.00 ft)

A double bedroom with radiator.

BEDROOM TWO (7.00 x 12.10 ft)

A small double bedroom with radiator.

BATHROOM

With low flush WC, sink, panelled bath, airing cupboard housing the immersion water tank, radiator and tiled splashbacks.

OUTSIDE

To the front of the property there is gravelled parking for 3-4 cars and a lawn garden enclosed by hedging. To the rear there is a garden mainly laid to lawn with gravelled area, stone built outhouses with power and light connected to two, decked area with pergola. The garden also had open views of adjacent woodland.

OTHER INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council . Band B.

Services : Mains Electric. Private Water and Drainage provided by Estate as included in rent. Oil central heating (any remaining oil must be purchased at commencement of tenancy).

EPC : Rating E.

STRICTLY NO PETS PERMITTED.

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).

LOCATION

To locate the property pass through Great Ponton on Dallygate Lane and turn right onto the B6403. Proceed on this road passing Great Ponton Quarry and then the turning signposted Stoke Grange Farm can be found on your right hand side. Proceed down the track and at the end of the track bare right and the cottage can be found on your right hand side.



TERMS

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| 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 E. 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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