



2 THE ROW

LITTLE PONTON, GRANTHAM, NG33 5BX

£900 Per month

Unfurnished

LET PRIOR TO MARKETING - SIMILAR PROPERTIES REQUIRED FOR WAITING TENANTS A well presented stone built two bedroom semi detached residence located in the quaint hamlet of Little Ponton near Grantham with offers ideal road links to the A1.

The property benefits from timber double glazing, oil fired central heating which heats the wet under floor heating system throughout, solid fuel stove, character features throughout and would ideally suit a professional individual or couple looking for a quiet rural setting.

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

ENTRANCE HALL

Entered via a hardwood door with solid wood flooring, under stairs store cupboard.

WC

Low flush WC, sink in vanity unit, floor mounted oil fired boiler and tiled flooring.

KITCHEN

12'04 x 7'09

Range of eye and base shaker style units, solid oak work tops, integrated dishwasher, integrated fridge freezer, integrated electric oven and hob, ceramic sink, stainless steel extractor fan, tiled splash backs and tiled flooring.

DINING ROOM/SNUG

6'01 x 7'06

with solid wood flooring.

SITTING ROOM

10'10 x 14'08

with solid wood flooring, solid fuel stove on sandstone hearth.

BEDROOM ONE

10'05 x 10'01

A double bedroom with walk in wardrobe area.

BEDROOM TWO

7'07 x 12'04

A double bedroom with velux light.

BATHROOM

A three piece suite to comprise low flush WC, sink on cupboard unit, acrylic bath and screen with mixer shower, tiled splashbacks, wood effect tiled floor and ceiling downlights.

OUTSIDE

A generous garden that wraps around the property mainly laid to lawn, gravelled area and further decked area. There is a separate utility room with space and plumbing for tumble drier and washing machine, stainless steel sink and laminate work surfaces. There is a log store/lean to and two parking spaces to the rear on a gravelled area.

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 right hand side.

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 Â£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).

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Borough Council : Band B.

Deposit : £1,038

Term : A 12 month assured short hold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity. Private drainage and water. Oil fired heating.

EPC : Band D.

A SMALL/MEDIUM DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. This will be subject to a damage rectification clause within the agreement and we request the carpets are cleaned professionally at the end of the tenancy to ensure that they are free from any dander/fleas.

Internet : ADSL internet available.



TERMS

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|---------------------|--|
| RENT: | £900 Per month, in advance, exclusive of rates and council tax. |
| DEPOSIT: | £1,038 |
| VIEW: | Strictly by appointment with Shouler & Son. |
| COUNCIL TAX: | Band B |
| EPC: | This property has an Energy Performance Efficiency Rating Band D. 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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