



2 BOTTOM COTTAGES

WOODNOOK, GRANTHAM, NG33 5AB

£850

Not specified

A charming mid-terrace cottage, 2 Bottom Cottages offers a comfortable and stylish home in a tranquil setting. This delightful property is perfect for a couple or a small family, boasting a smart, modern interior while retaining the classic appeal of a cottage.



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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LIVING ROOM (4.23m x 3.68m). Upon entering, you'll find yourself in the bright and airy living room. Featuring attractive laminate flooring and a focal point fireplace, it's a perfect space to relax and unwind. A doorway leads to the inner hallway.

INNER HALLWAY Having access to the stairs and a convenient Storage Area. The hallway continues into the sleek and modern kitchen.

STORAGE AREA (1.65m x 1.51m) With a double-glazed window and laminate flooring, offering ample space for all your household essentials.

KITCHEN (2.86m x 2.52m). This well-equipped space features a range of base-level units, a fitted oven and hob, and a wash basin. There is also space for additional appliances. The kitchen, with its practical laminate floor, also leads to a further storage area housing the boiler. A separate lobby provides direct access to the rear garden.

LANDING Access to the first floor bedrooms and a family bathroom.

BEDROOM ONE (4.25m x 3.31m) A spacious double bedroom, boasting a new carpet and a double-glazed window that floods the room with natural light.

BEDROOM TWO (2.57m x 2.97m) A comfortable single room, featuring a practical laminate floor and a double-glazed window.

BATHROOM Fitted with a clean white suite, including a panel-enclosed bath, WC, and wash hand basin, with laminate flooring and tiled splashbacks.

OUTSIDE the property benefits from an enclosed courtyard garden at the rear, perfect for enjoying a morning coffee or some quiet time. A gate at the back of the garden provides access to off-road parking. Outbuilding for storage

DIRECTIONS

To locate the property from Grantham, leave the town on the A52 which then becomes Bridge End Road. At the roundabout, take the third exit onto the B6403 (High Dike Road) passing Kesteven Rugby Club on your right. As you enter Woodnook take the first turning on your left onto a gravelled driveway which will lead you around the back of the property. The property can then be found on your left 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 £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).

TENANCY INFORMATION

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

A SMALL DOG MAY 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.

Council Tax : South Kesteven Council : Band B.

Deposit : £980

Term : A 12 month assured shorthold tenancy is offered which after 12 months will continue on a periodic month to month term.

Services : Mains electricity, Private Drainage and Water (water and drainage included within rent), oil fired central heating (any remaining oil must be purchased at point of tenancy commencing).

EPC : Band E.

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.



TERMS

RENT:	£850 , 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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