



28 HIGH STREET

HARLAXTON, GRANTHAM, NG32 1JD

£1,650 Per month

Unfurnished

Ivy Cottage offers a rare opportunity to reside in an attractive four bedroom detached home situated in the centre of this picturesque village. This spacious detached character property, which was formerly the village butchers shop was built in 1802 and boasts a modern kitchen and shower room, oil fired boiler and a mixture of oak and crittall windows throughout.

Harlaxton has a village shop, post office, and public house, and is located just two miles from Grantham which has excellent transport links to the A1 and a direct train line to London St Pancras in an hour. The village offers a range of amenities and would be ideally suited to a family looking for a quiet village location.

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

SUMMARY

ENTRANCE HALL : with hardwood door, porthole windows and radiator.

SITTING ROOM : (20.08 x 9.00 ft) A spacious roomw with wood burning stove, French door to garden, parquet flooring & two radiators.

DINING ROOM : (13.10 x13.10 ft) with wood burning stove, under stair cupboard and a radiator,

SNUG/OFFICE : (15.08 x 7.09 ft) with a radiator.

BREAKFAST KITCHEN : (19.11 x 8.00 ft) A fitted kitchen with ceramic sink unit as set in wooden work surfaces, a range of eye and base units, electric hob and oven with pull-out extractor over, plumbing for washing machine, tiled flooring, space for small dining table and a radiator.

REAR ENTRANCE HALL with built-in cupboard, tiled floor and a radiator.

GROUND FLOOR BEDROOM ONE/RECEPTION ROOM: (14.07 x 13.08 ft) A spacious double room with a radiator.

SHOWER ROOM with walk-in shower, pedestal wash basin and low flush w.c., tiled floor and walls and heated towel rail.

GROUND FLOOR BEDROOM TWO : (12.11 x 8.05 ft) A double bedroom with a radiator.

STAIRCASE AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM THREE : (14.00 x 12.08 ft) A double bedroom with built-in wardrobe and a radiator.

FRONT DOUBLE BEDROOM FOUR : (14.06 x 10.01 ft) A double bedroom with built-in wardrobe and a radiator.

REAR BEDROOM FIVE : (13.04 x 7.07 ft) with built-in cupboard, cupboard anda radiator.

BATHROOM with white suite comprising panelled bath with hand held shower attachment, pedestal wash basin, low flush w.c. and heated towel rail.

SEPARATE W.C. with white suite comprising low flush w.c. and wash basin and heated towel rail.

OUTSIDE : The spacious and extensive grounds comprise of a large lawned garden enclosed by walling planted with mature shrubs and trees. There is a store containing the oil-fired central heating boiler. There are further outhouses for storage. Two open fronted car ports. Bespoke greenhouse, private driveway with parking for several cars.

LOCATION

To locate the property, take the A607 Harlaxton Road out of Grantham. Upon reaching the village, turn left at the crossroads into Harlaxton village. The property can be found approximately 250 yards along on the right-hand side. Grantham is a popular town with all local amenities including high street shops, supermarkets and schools. It is close to cultural sights including Belton House, Woolsthorpe Manor and Belvoir Castle. Grantham itself is situated on the East Coast mainline, with fantastic links to London and Edinburgh, as well as being in close proximity of the A1.

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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

IMPORTANT TENACNY INFORMATION

The Property Is **UNFURNISHED** to include carpets and some curtains only.

Council Tax : South Kesteven Council : Band F.

Deposit : £1,903



TERMS

RENT:	£1,650 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,903
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band F
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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