



2 RED COTTAGES

STOKE ROCHFORD, NG33 5EQ

£925 Per month

Unfurnished

An well presented, spacious THREE bedroom brick built end of terrace cottage located in a quiet rural location near to the village of Stoke Rochford.

The accommodation comprises of a breakfast kitchen, lounge, three bedrooms, utility room and a bathroom. The property is mostly double glazed and heated by a calor gas fired boiler.

The period property retains character features and also had a large garden situated away from the property. The property would ideally suit a professional individual or couple looking for a rural property with good links to Grantham and the A1.

Water and drainage is included within the asking rent

AVAILABLE MID AUGUST 2026 SUBJECT TO FINAL INSPECTION

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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with a radiator.

LOUNGE having an open fire with marble surround and hearth, bay window and a radiator.

KITCHEN a modern kitchen with wall and base units, tiled splashbacks, integrated electric oven and hob, space for washing machine and fridge and seperate pantry store room with gas fired boiler.

STAIRCASE AND LANDING leading to:-

DOUBLE BEDROOM with a radiator.

DOUBLE BEDROOM with a radiator.

SINGLE BEDROOM with a radiator.

BATHROOM with white suite comprising bath with overhead shower, wash basin, w.c., and a radiator.

OUTSIDE Allocated section of garden to the rear of the property and to the front of the residence. Single garage. Off street parking space.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council : Band A.

Deposit : £1,067

Term : An assured periodic tenancy is offered.

Services : Mains electricity and water. Private drainage and water (included within rent). Gas cannisters used to power gas heating.

EPC : Band E

Internet : ADSL and Satellite broadband available.

Viewings : Strictly by appointment with Shouler & Son.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report.

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

LOCATION

From the A1, turn onto Village Street and continue through the village of Stoke Rochford. At the 'T' junction, onto Grantham Road, turn right. Continue along this road and the cottages will be on the left-hand side of the road.



TERMS

RENT:	£925 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,067
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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
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/



This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

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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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC