



1 HIGH DYKE

STOKE ROCHFORD, GRANTHAM, NG33 5BD

£950 Per month

Unfurnished

GRANGE FARM COTTAGE offers a rare opportunity to reside in this TWO bedroom refurbished semi detached stone built house located in a discreet quiet rural location within the grounds of Grange Farm near Stoke Rochford.

The property has recently undergone a scheme of refurbishment to include new decor, new flooring, new bathroom, utility room and a refurbished kitchen. The property benefits from double glazed timber windows, oil fired heating and stunning views over surrounding countryside.

Located down a long private driveway the property overlooks farmland and comprises of off street parking to the front, lawned gardens to the front and rear with outhouse storage, sitting room, breakfast kitchen, downstairs WC with utility. To the first floor there are two bedroom and a large storage room off the second bedroom and a seperate bathroom.

The property is ideally situated close to the A1 North and Southbound and would suit a individual or couple looking for a quiet idyllic 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

SUMMARY

ENTRANCE HALL : Entered via a hardwood glazed door to the entrance hall with stairs to first floor landing, under stair cupboard and radiator.

BREAKFAST KITCHEN : A spacious refurbished kitchen dining room comprising a range of eye and base level units, new wood effect laminate work surface, new lamona integrated electric hob and oven, stainless steel extractor fan, space for dishwasher, stainless steel sink, tiled splashbacks, slate effect tiled floor and door to boiler cupboard housing the wall mounted oil fired boiler, base unit with worktop.

SITTING ROOM : A well proportioned room with views over countryside, radiator and open fire with surround. (tenant is responsible for ensuring fire is swept on an annual basis).

WC/UTILITY : With low flush WC, base level units with wood effect work surfaces, ceramic sink and space/plumbing for washing machine, radiator, tiled splashbacks and slate effect ceramic tiled flooring.

LANDING : with storage cupboard.

BEDROOM ONE : Double bedroom with radiator and views over surrounding countryside.

BEDROOM TWO : Single bedroom with radiator and seperate door to large storage area with radiator.

BATHROOM : A newly fit three piece suite comprising of ceramic sink and mixer tap on vanity unit, low flush WC, panelled bath with mixer shower with rainfall head and seperate hose and head attachment. Cupboard housing the hot water electric tank, ceramic tiled flooring and aquaboard splashbacks.

OUTSIDE : To the front of the property there is off street parking for 2 cars. To the front and rear there are mature cottage gardens. There is also two stone built storage outhouses one of which has timber shelving (can be removed by the future tenants should they wish).

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 2 Grange Farm cottage can be found on your right hand side.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council : Band B.

Deposit : £1,096.

Term : A 12 month assured shorthold tenancy is offered with a mothly periodic tenancy thereafter.

Services : Mains Electric. Private Water and Drainage provided by Estate and charged directly. Oil central heating (any remaining oil must be purchased at commencement of tenancy). Internet : Broadband available ADSL only.

EPC : E

PETS : STRICTLY NO PETS PERMITTED.



TERMS

RENT:	£950 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,096
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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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			82
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	