



## THE OLD SCHOOL HOUSE

LITTLE PONTON, GRANTHAM, NG33 5BS

£1,625 Per month  
Part furnished

THE OLD SCHOOL HOUSE of Little Ponton is a spacious grade II listed DETACHED stone built residence situated in the highly regarded village of Little Ponton near Grantham.

The property sits within its own large private grounds and retains many of its original character features and benefits from oil-fired central heating, timber windows and traditional shaker kitchen.

The accommodation briefly comprises of two reception rooms, a kitchen, separate utility room, three bedrooms, and family bathroom. Outside there is an enclosed lawned garden to the rear with patio area and to the front there is parking available for numerous cars. \*CALL NOW TO ARRANGE YOUR VIEWING\*

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

## 3 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with a loft hatch, kamdene flooring, and a radiator.

LOUNGE (16 x 12 ft) with a multi fuel burning stove as set in a brick fire surround with a limestone mantel, and a radiator.

DINING ROOM (17 x 12.9 ft) with a multi fuel burning stove as set in a fire surround with a timber mantel, original pine storage cupboards, timber windows, kamdene flooring and a radiator.

UTILITY ROOM (12.8 x 5 ft) with a range of wall and base units, acrylic sink drainer unit as set in wood effect laminate work surfaces, tiled splashbacks, space for washing machine and tumble drier, tiled flooring, radiator, and a door to rear garden.

KITCHEN/DINER (10.7 x 15.7 ft) with a range of wall and base units, ceramic sink drainer unit as set in wood effect laminate work surfaces, tiled splashbacks, electric hob and oven, space for dishwasher, space for fridge freezer, tiled flooring, door to airing cupboard with timer and a radiator and ceiling skylight.

BATHROOM (10.4 x 7.10 ft) comprising vanity sink unit with inset wash basin and w.c., walk in shower with mixer shower and screen, separate bath with mixer tap with douser, tiled splashbacks, and a heated towel rail.

DOUBLE BEDROOM (11.7 x 12.8 ft) with a radiator.

DOUBLE BEDROOM (9.11 x 8.8 ft) with a radiator.

SINGLE BEDROOM (9.10 x 7.9 ft) with a radiator.

OUTSIDE. Large walled lawned gardens to the front and side. There is also lawned areas to the approach which the tenant is responsible for maintaining. There is off-road parking for 4-5 cars via a gated gravelled drive driveway. Timber sheds and Four brick built outhouses housing the oil-fired boiler.

### LOCATION

LITTLE PONTON is a charming village in the south kesteven district in Lincolnshire, and is part of the civil parish of Little Ponton and Stroxtan. Although there are no village amenities, it is conveniently located for easy access to GRANTHAM and STAMFORD.

To locate the property, take South Parade and London Road out of Grantham town centre. Just before the junction with the A1, turn left into Church Lane. The property can be located in an elevated position on your right hand side and access is situated round the back of the property.

### IMPORTANT TENANCY INFORMATION

COUNCIL TAX : South Kesteven Council Band D.

PETS : A small or medium dog is considered at the landlords discretion at an increased rent of £25 PCM more on the rent. There will be a professional carpet cleaning and damage rectification clause added to the tenancy agreement.

DEPOSIT : £1,875

UNFURNISHED : To include carpets and some curtains/blinds only.

EPC RATING : Band E

SERVICES : Mains Electric, Water and Drainage. Oil central heating, any remaining oil must be purchased by the tenant at the beginning of the tenancy.

### 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).



## TERMS

<b>RENT:</b>	£1,625 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,875
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D
<b>EPC:</b>	<p>This property has an Energy Performance Efficiency Rating Band E.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a></p>
<b>REDRESS:</b>	<p>Shouler &amp; 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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a></p>



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

