



1/16

**£1,095 pcm**

£253 pw

Reduced on 09/01/2025

MARKETED BY

**Newton Fallowell, Grantham**68 High Street, Grantham,  
Lincolnshire, NG31 6NR

## Letting details

Let available date: **Now**Deposit: **£1,263**Let type: **Long term**Furnish type: **Unf****Request details** **Call agent**

PROPERTY TYPE

**Terraced**

BEDROOMS

**3**

BATHROOMS

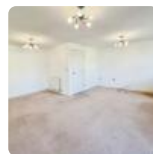
**1**

SIZE

**Ask agent**



1



+10

## Key features

- 3 Storey Town House
- First Floor Lounge
- Single Integral Garage
- Driveway and Enclosed Garden
- EPC C
- 3 Bedrooms and Ground Floor Study
- Kitchen/Diner with Fitted Appliances
- Ensuite to Master Bedroom
- GCH, UPVC Double Glazing
- Holding Deposit £219

## Description

Modern Town House situated in a development on the edge of the village of Colsterworth. Accommodation comprises of spacious entrance hall with downstairs cloakroom, utility room and ground floor reception room having patio doors leading to the rear garden. To the first floor there is a well equipped kitchen/diner having fitted appliances and lounge. On the second floor there are 3 bedrooms, ensuite shower room and family bathroom. The property benefits from Gas Central Heating and UPVC Double Glazing, Single Garage and Driveway

Minimum 6 month Tenancy

Holding Deposit £252 to be taken off the first months rent

No Pets No Smokers

"Please note these are draft particulars awaiting final approval from the Landlord, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested"

EPC rating: C.

COUNCIL TAX 

Band: C

PARKING 

Garage

GARDEN 

Private garden

ACCESSIBILITY 

Ask agent

Brigitte Humby-Jones

27 Jan 2025



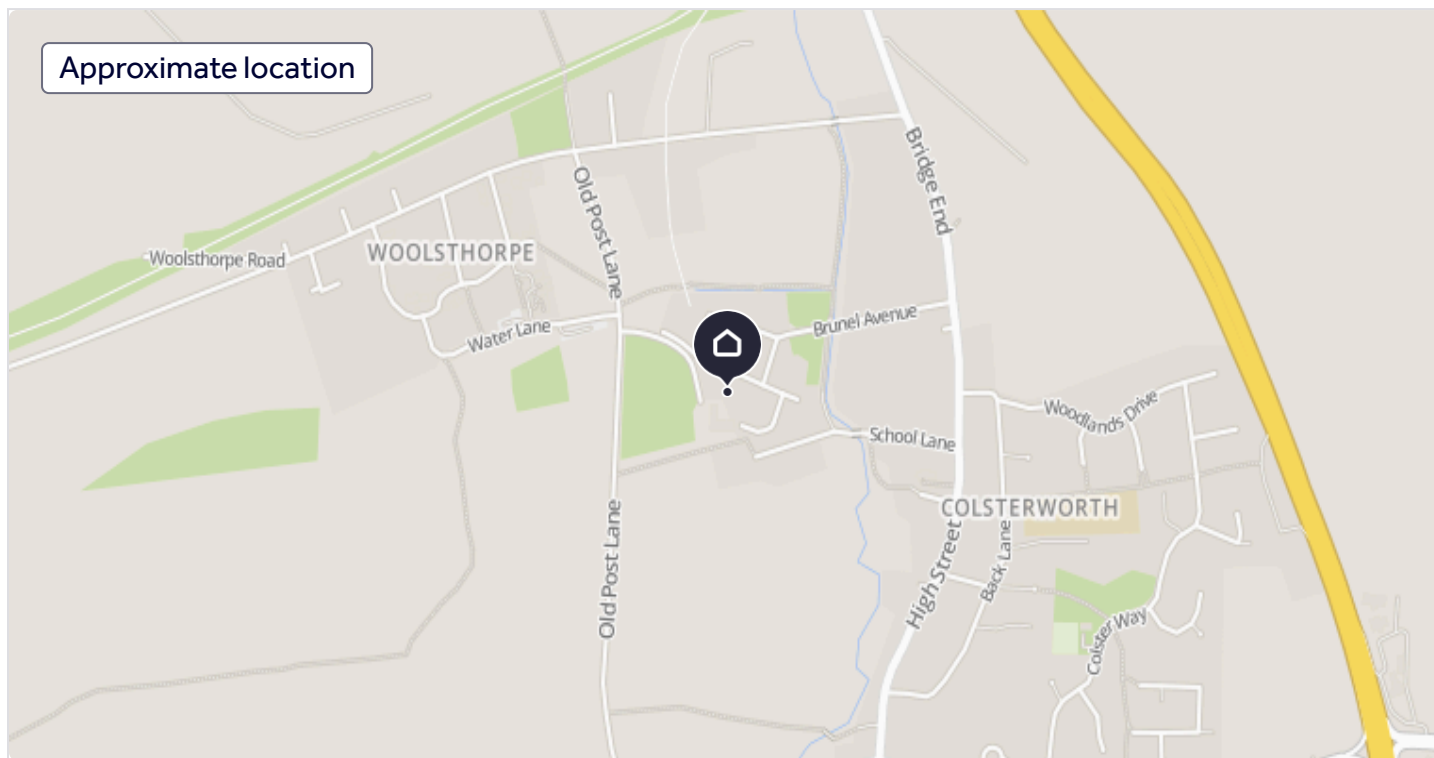
**Energy Performance Certificate**



**Utilities, rights & restrictions**



## Watt Avenue, Colsterworth, Grantham, NG33



Add your favourite places to see how long it takes you to get there.

 \_\_mins driving to your place

Add a place



Broadband speed



### About Newton Fallowell, Grantham

68 High Street, Grantham, Lincolnshire, NG31 6NR



Industry affiliations:



A house move is so important, so shouldn't you entrust it to a well established independent company with the back-up that only a professional and experienced organisation can bring?



[View our properties to rent](#)

[Find out more about us](#)



## Notes



These notes are private, only you can see them.

Add your thoughts on this property...

**Disclaimer** - Property reference P997. The information displayed about this property comprises a property advertisement. Rightmove.co.uk makes no warranty as to the accuracy or completeness of the advertisement or any linked or associated information, and Rightmove has no control over the content. This property advertisement does not constitute property particulars. The information is provided and maintained by **Newton Fallowell, Grantham**. Please contact the selling agent or developer directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 or the Home Report if in relation to a residential property in Scotland.

\*This is the average speed from the provider with the fastest broadband package available at this postcode. The average speed displayed is based on the download speeds of at least 50% of customers at peak time (8pm to 10pm). Fibre/cable services at the postcode are subject to availability and may differ between properties within a postcode. Speeds can be affected by a range of technical and environmental factors. The speed at the property may be lower than that listed above. You can check the estimated speed and confirm availability to a property prior to purchasing on the broadband provider's website. Providers may increase charges. The information is provided and maintained by **Decision Technologies Limited**.

\*\*This is indicative only and based on a 2-person household with multiple devices and simultaneous usage. Broadband performance is affected by multiple factors including number of occupants and devices, simultaneous usage, router range etc. For more information speak to your broadband provider.

Map data ©**OpenStreetMap** contributors.

## Download the Rightmove app



## Resources



## Search



## Locations



## Rightmove



# Professional



[Site map](#)

[Help](#)

[Cookies](#)

[Safety and Security](#)

[Terms of Use](#)

[Privacy Policy](#)





**Issuer** Newton Fallowell

**Document generated** Fri, 24th Jan 2025 15:22:16 GMT

**Document fingerprint** 0c3bfd0a57c65710e06ac3dec301398

**Parties involved with this document**

Document processed	Party + Fingerprint
Mon, 27th Jan 2025 16:15:39 GMT	Mrs Brigitte Humby-Jones - Signer (abc872bf37311c09776b1c08250feaff)

**Audit history log**

Date	Action
Fri, 24th Jan 2025 15:22:16 GMT	Envelope generated by Grantham Lettings159.242.100.154
Fri, 24th Jan 2025 15:22:16 GMT	Document generated with fingerprint 0c3bfd0a57c65710e06ac3dec301398159.242.100.154
Fri, 24th Jan 2025 15:23:28 GMT	Sent the envelope to Mrs Brigitte Humby-Jones (brghmbyjns@aol.com) for signing159.242.100.154
Fri, 24th Jan 2025 15:23:28 GMT	Document emailed to brghmbyjns@aol.com13.41.225.106
Sun, 26th Jan 2025 16:48:58 GMT	Mrs Brigitte Humby-Jones opened the document email.87.248.114.142
Mon, 27th Jan 2025 16:13:10 GMT	Mrs Brigitte Humby-Jones opened the document email.87.248.116.146
Mon, 27th Jan 2025 16:13:32 GMT	Mrs Brigitte Humby-Jones viewed the envelope143.159.247.102
Mon, 27th Jan 2025 16:15:40 GMT	Mrs Brigitte Humby-Jones signed the envelope143.159.247.102
Mon, 27th Jan 2025 16:15:40 GMT	This envelope has been signed by all parties143.159.247.102
Mon, 27th Jan 2025 16:15:40 GMT	Mrs Brigitte Humby-Jones viewed the envelope143.159.247.102