



9 THE ROW

LITTLE PONTON, GRANTHAM, NG33 5BX

£1,000 Per month

Unfurnished

A rare opportunity to reside in this beautiful TWO bedroom extended end of terraced period property located in the picturesque hamlet of Little Ponton near Grantham. The cottage is built of coursed limestone which sits under a clay pantile roof and benefits from a modern fitted kitchen, large lounge, pretty mature gardens, timber double glazing and calor gas heating. CALL NOW TO ARRANGE YOUR VIEWING.

In brief the property comprises of kitchen, lounge, dining room, utility room, WC, two bedrooms, bathroom, mature garden, off street parking and a single garage.

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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

KITCHEN (19.08 x 8.01 ft)

A range of eye and base level units, wood effect laminate work surfaces, stainless steel, sink, lamona range oven with gas hob, overhead extractor fan, integrated microwave, integrated dishwasher, space for washing machine, space for fridge freezer, ceiling spotlights, ceramic tiled flooring and radiator.

LOUNGE (13.01 x 15.11 ft)

A large room with radiator, stairs to first floor landing, wood burning stove on yorkstone hearth.

DINING ROOM (9.02 x 9.11 ft)

With radiator and spotlights.

REAR LOBBY

with door to rear yard and tiled flooring.

WC

With low flush WC, sink, radiator.

BEDROOM ONE (14.02 x 9.10 ft)

A double bedroom with radiator and views over garden.

BEDROOM TWO (16.01 x 9.03 ft)

A double bedroom with radiator and store cupboard.

LANDING

With cupboard housing hot water cylinder and Visemann gas fired boiler.

BATHROOM

Modern three piece suite to include panelled bath with screen, mixer shower, sink in unit, low flush WC, towel rail, marble effect splashbacks and ceramic tiled flooring.

OUTSIDE

The property is entered via gate to a mature lawned garden with various borders and beds enclosed by fencing. There is also a brick store with power and light connected and second brick outhouse for storage. There is parking to the front of the property on the gravel and a single garage which is closest to the property. To the rear there is a small gravelled yard, please be aware that tenants have a right of way through this yard to surrounding properties.

DIRECTIONS

To locate the property when travelling south on the A1 take the left hand turning signposted Little Ponton onto Whalebone Lane. Proceed down this lane and over a small bridge and proceed down the road. The property can then be found on your left hand side at the end of the row of terraces.

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).

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.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some blinds only.

Council Tax : South Kesteven Council . Band B.

Services : Mains electricity, water and drainage. Color gas central heating.

EPC : E

INTERNET : ADSL and satellite Broadband internet available.

Deposit : £1,153

Term : An assured periodic tenancy is offered

Viewings : Strictly by appointment with Shouler & Son .

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information



TERMS

RENT:	£1,000 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,153
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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	