



THE BUNGALOW THE ROW

LITTLE PONTON, GRANTHAM, NG33 5BX

£1,395 Per month
Unfurnished

A fantastic opportunity to reside in this fully renovated and spacious two bedroom detached period bungalow in the quiet hamlet of Little Ponton.

The property has undergone a scheme of refurbishment to include a new kitchen, under floor heating, new heating system, new flooring, decoration, bathrooms and landscaping.

Comprising of entrance porch/boot room, large open plan kitchen living room, four piece suite bathroom, two double bedrooms and outside there is a large gated gravelled driveway, lawn surrounding the property and a indian sandstone patio.

Little Ponton is a quiet hamlet situated close to Grantham and has good links to the A1 and Grantham/Stamford.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Bungalow - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

PORCH/BOOT ROOM : Entered via a hardwood glazed door with coat storage and cupboard storage.

LIVING ROOM/KITCHEN : (7.7 x 4.7 m) A large open plan room with tiled floor and under floor heating, the kitchen is a shaker kitchen of solid wood doors, quartz worktops, timber glazed patio doors to garden, composite sink, inbuilt dishwasher, integrated extractor fan, electric oven and hob, fridge freezer, island with breakfast bar and ceiling spotlights.

INTERNAL HALLWAY : with door to garden.

BEDROOM ONE : (3.1 x 3.5 m) a double bedroom with under floor heating.

BEDROOM TWO : (2.9 x 3.8 m) a double bedroom with under floor heating.

BATHROOM : a newly fitted four piece suite with shower enclosure with rainfall head, panelled bath, heated towel rail, sink on vanity unit, low flush WC.

OUTSIDE : entered via a timber 5 bar gate to an extensive gravelled driveway with parking for several cars, indian sandstone patio with lawns surrounding the property. Brick outhouse for storage.

BRICK STORE : Boiler room with oil fired boiler, sink and space for washing machine.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council : Band C

Deposit : £1,609

Term : An assured periodic tenancy is offered.

Services : Mains electricity, oil fired central heating (any remaining oil will need to be purchased by the tenant), mains drainage and water.

EPC : Band D.

INTERNET : ADSL and Satellite (Starlink etc) broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

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: All single storey.

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.

DISCLAIMER



TERMS

RENT:	£1,395 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,609
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band D. 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/



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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		64	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	