

9 Riber Close

Grantham, NG31 8TU

£1,200 pcm

EN-SUITE TO BEDROOM ONE!

The property briefly comprises a Kitchen Diner, Dining Room, Living Room, Downstairs WC, Three Bedrooms with En-suite to Bedroom One and Family Bathroom. The property also benefits from a Single Integral Garage, Driveway and Gardens to the Front and Rear.





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LOCATION
Located on Riber Close within a residential area of Grantham, the property is well placed for access to a range of local amenities and facilities. Grantham town centre is within easy reach, offering a variety of shops, supermarkets, restaurants and everyday services, while the surrounding area provides access to local schools and recreational facilities. The A1 is also readily accessible, providing road links towards Nottingham, Lincoln and Peterborough, while Grantham Railway Station offers regular rail services to destinations including London and Peterborough.

ACCOMMODATION
This well presented Three Bedroom Home offers spacious accommodation arranged over two floors, comprising a Kitchen Diner, separate Dining Room, Living Room and Downstairs WC to the Ground Floor. To the First Floor there are Three Bedrooms, with Bedroom One benefiting from an En-suite Shower Room and built in wardrobes, together with a Family Bathroom.

OUTSIDE
The property benefits from a Driveway providing access to the Single Integral Garage. Gardens are located to the Front and Rear, with the Rear Garden arranged over three tiers and benefiting from a Patio Area to the upper level.

RENT AND DEPOSIT
The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

ASSURED PERIODIC TENANCY
The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

ADDITIONAL FEES
There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - https://mundys.net/additional-fees/

VIEWINGS
By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025
New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at: https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act

- Early Viewing Recommended
- Lounge, Kitchen and Dining Room
- Rear Garden with Patio
- En-suite Shower Room
- Family Bathroom with Overhead Shower
- Integral Single Garage
- Driveway to the Front
- EPC Energy Rating - C
- Council Tax Band - C (South Kesteven District Council)







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman