



## 1 LOWER COTTAGES

WOODNOOK, GRANTHAM, NG33 5AB

£995 Per month  
Unfurnished

Bottom Cottages of Woodnook offers an opportunity to reside in a charming two bedroom limestone end of terrace residence situated in the quiet hamlet of Woodnook near Grantham.

This spacious period property benefits from character features throughout, newly decorated, oil-fired central heating, timber double glazing, a large open plan kitchen and a large mature garden.

The accommodation briefly comprises a lounge, kitchen/diner, utility room/w.c., two double bedrooms and a bathroom. Outside there is a large garden to the front and side and a gravelled driveway.

The property is ideally situated with good links to the A1 north and south and close to Grantham. Water and drainage are also included within the rent.

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

# 2 bedroom House - End Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

LOUNGE (14'2" x 12') with an open fire and a radiator.

KITCHEN/DINER (17'5" x 12') with a range of wall and base units, solid oak worktops, kitchen island with ceramic Belfast sink, integrated dishwasher, space for a freestanding range oven, extractor fan, radiator, electric wall heater, tiled flooring and tiled splashbacks.

UTILITY ROOM/W.C. with w.c., base units with solid oak worktops, ceramic sink, space for a washing machine, floor mounted oil-fired boiler, tiled flooring and tiled splash backs.

REAR PORCH with an under stairs storage cupboard, airing cupboard housing hot water tank and a radiator.

STAIRCASE AND FIRST FLOOR LANDING leading to:-

DOUBLE BEDROOM (14' x 10'11") with a radiator.

DOUBLE BEDROOM (11' x 8'3") with a radiator.

BATHROOM with white suite comprising w.c., wash basin and bath with mixer taps and shower attachment, tiled walls, and a heated towel rail.

OUTSIDE Private gated driveway. Large lawned garden to front and side with patio area. Timber shed. Brick outhouse with power and light connected.

### IMPORTANT TENANCY INFORMATION

Please note that this property is to let UNFURNISHED which means carpets only.

A PET MAY BE CONSIDERED at the property subject to suitability.

Council Tax : South Kesteven Council : Band B.

Deposit : £1,148

Term : A 12 month assured shorthold tenancy is offered which after 12 months will continue on a periodic month to month term. As of 1st May 2026 an assured periodic tenancy will be offered.

Services : Mains electricity, Private Drainage and Water (water and drainage included within rent), oil fired central heating (any remaining oil must be purchased at point of tenancy commencing).

EPC : Band E.

INTERNET : ADSL and satellite 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 : NA

Accessibility: Stairs to first floor.

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.

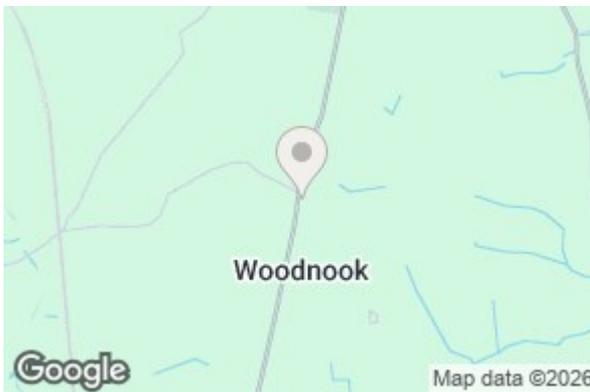
Tenant protection

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.



## TERMS

<b>RENT:</b>	£995 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,148
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



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.

