

1 SCHOOL ROW

STOKE ROCHFORD, GRANTHAM, NG33 5ED

£925 Per month

Unfurnished

A charming TWO bedroom Grade II Listed semi-detached residence built of coursed limestone with stone mullion windows sitting within a secluded position in the highly regarded village of Stoke Rochford.

The residence benefits from original featues such as stone mullioned single glazed windows and also has oil central heating.

In brief the property comprises of hallway, lounge, shaker style kitchen, downstairs bathroom, snug, two bedrooms and a sizeable mature garden.

The property would ideally suit an individual or couple looking for a rural period property with good links to the A1.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

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EST. 1846

SHOULERS

RESIDENTIAL | RURAL | COMMERCIAL

2 bedroom House - Semi-Detached









Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL
Entered via original hardwood door to entrance hall with radiator and tiled flooring.

DRAWING ROOM (13.02 x 13.11 ft)
With radiator and open fire surround , stone mullion window overlooking gardens.

STUDY/OFFICE (7.11 x 5.08 ft)
A with radiator and under stair store cupboard.

KITCHEN
A traditional shaker kitchen. Comprising of a range of eye and base level units, laminate marble effect work surfaces, integrated electric hob and oven, space for fridge, space for washing machine, stainless steel sink, grey splashbacks and ceramic tiled floor.

DOWNSTAIRS BATHROOM
A three piece suite comprising of low flush WC, sink, panelled bath with electric shower over, chrome towel rail, radiator, white tiled splashbacks and ceramic tiled floor.

STAIRWELL/LANDING
With stairs to first floor landing, radiator and velux window.

BEDROOM ONE (10.01 x 13.11 ft)
A doube bedroom with radiator, storage cupboard and original ornamental fire insert.

BEDROOM TWO (8.11 x 8.01 ft)
A double bedroom with radiator.

OUTSIDE
The property has a private garden mainly laid to lawn with a range of mature shrubs and bushes. There is a gravelled driveway with parking for 2-3 cars which is entered via the car park off of Village Street. No parking is to be permitted to the rear of the property. To the rear there is an outhouse containing the floor mounted oil fired boiler and a further coal store house. There is also a timber garden shed which is provided but will not be maintained or replaced by the landlord.

LOCATION
To locate the property enter Stoke Rochford via Village Street and proceed into the village, take the left hand turning into a car park area and follow the track around to your left. Continue to follow the gravelled driveway around and then bear right and you will then find the gate for the property.

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 Â£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 only.

Viewings : Strictly by Shouler & Son.

Internet : ADSL available and satellite available.

Council Tax : South Kesteven Council . Band B.

Services : Mains electricity, water and drainage. Any remaining oil must be purchased at the beginning of a tenancy.





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TERMS

RENT:	£925 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,067
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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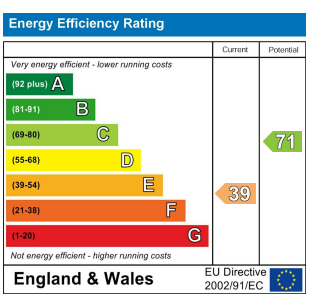


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