



## 1 HIGH DYKE

STOKE ROCHFORD, GRANTHAM, NG33 5BD

## £995 Per month

Unfurnished

\*LET PRIOR TO MARKETING : NO LONGER AVAILABLE - SIMILAR PROPERTIES REQUIRED FOR WAITING TENANTS\*

GRANGE FARM COTTAGE offers a rare opportunity to reside in this TWO bedroom refurbished semi detached stone built house located in a discreet quiet rural location within the grounds of Grange Farm near Stoke Rochford.

The property has recently undergone a scheme of refurbishment to include new decor, new flooring, new bathroom, utility room and a refurbished kitchen. The property benefits from double glazed timber windows, oil fired heating and stunning views over surrounding countryside.

Located down a long private driveway the property overlooks farmland and comprises of off street parking to the front, lawned gardens to the front and rear with outhouse storage, sitting room, breakfast kitchen, downstairs WC with utility. To the first floor there are two bedroom and a large storage room off the second bedroom and a seperate bathroom.



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 - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL :** Entered via a hardwood glazed door to the entrance hall with stairs to first floor landing, under stair cupboard and radiator.

**BREAKFAST KITCHEN :** A spacious refurbished kitchen dining room comprising a range of eye and base level units, new wood effect laminate work surface, new lamona integrated electric hob and oven, stainless steel extractor fan, space for dishwasher, stainless steel sink, tiled splashbacks, slate effect tiled floor and door to boiler cupboard housing the wall mounted oil fired boiler, base unit with worktop.

**SITTING ROOM :** A well proportioned room with views over countryside, radiator and open fire with surround. (tenant is responsible for ensuring fire is swept on an annual basis).

**WC/UTILITY :** With low flush WC, base level units with wood effect work surfaces, ceramic sink and space/plumbing for washing machine, radiator, tiled splashbacks and slate effect ceramic tiled flooring.

**LANDING :** with storage cupboard.

**BEDROOM ONE :** Double bedroom with radiator and views over surrounding countryside.

**BEDROOM TWO :** Single bedroom with radiator and seperate door to large storage area with radiator.

**BATHROOM :** A newly fit three piece suite comprising of ceramic sink and mixer tap on vanity unit, low flush WC, panelled bath with mixer shower with rainfall head and seperate hose and head attachment. Cupboard housing the hot water electric tank, ceramic tiled flooring and aquaboard splashbacks.

**OUTSIDE :** To the front of the property there is off street parking for 2 cars. To the front and rear there are mature cottage gardens. There is also two stone built storage outhouses one of which has timber shelving (can be removed by the future tenants should they wish).

### 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).

### LOCATION

To locate the property pass through Great Ponton on Dallygate Lane and turn right onto the B6403. Proceed on this road passing Great Ponton Quarry and then the turning signposted Stoke Grange Farm can be found on your right hand side. Proceed down the track and at the end of the track bare right and 2 Grange Farm cottage can be found on your right hand side.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council : Band B.

Deposit : £1,148

Term : An assured periodic tenancy is offered.

Services : Mains Electric. Private Water and Drainage provided by Estate and charged directly. Oil central heating (any remaining oil must be purchased at commencement of tenancy). Internet : Broadband available ADSL only.

EPC : E

INTERNET : ADSL and Satellite broadband available.

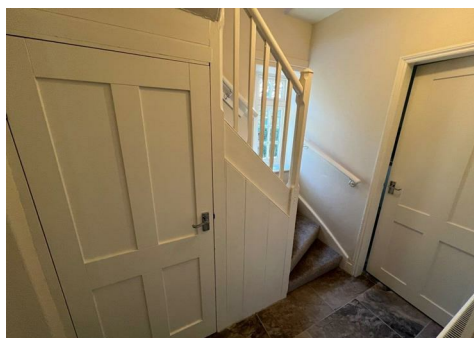
VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

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 )



## 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>         | <p>This property has an Energy Performance Efficiency Rating Band E.</p> <p>Ref</p> <p>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></p>                          |
| <b>REDRESS:</b>     | <p>Shouler &amp; 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></p> |



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