



## MEADOW COTTAGE LITTLE PONTON, GRANTHAM, NG33 5BS

£1,395  
Unfurnished

Meadow Cottage of Little Ponton offers a rare opportunity to reside in this three bedroom detached residence set in an idyllic countryside location in the rural hamlet of Little Ponton.

The property has been redecorated throughout and benefits from a large garden, private driveway, oil fired heating, modern fixtures, a open plan shaker kitchen, timber double glazing and a timber storage shed to the garden.

The property comprises of Sitting room, breakfast kitchen, two downstairs bedrooms, upstairs bedroom, family bathroom, downstairs shower room, a large garden and gated driveway.

\*AVAILABLE NOW\*

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

# 3 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

Sitting Room : (11.03 x 21.11 ft) a very spacious sitting room with two radiators, bi fold door overlooking garden and multifuel stove on yorkstone hearth and cupboard housing the grant oil fired boiler and hot water cylinder.

Breakfast Kitchen : (13.05 x 15.03 ft) a shaker style kitchen with a range of eye and base level units, space for range oven, resin sink, space for dishwasher and fridge freezer, door to garden, tiled flooring, tiled splashbacks, breakfast bar island with solid oak top.

Hallway : with radiator, door to outside and stairs to landing.

Downstairs Shower Room : Shower with rainfall heat, heated towel rail, low flush WC, sink in vanity unit, tiled flooring and splashbacks.

Bedroom One : (11.01 x 9.07 ft) a downstairs bedroom with radiator.

Bedroom Two : (10.00 x 9.07 ft) a double bedroom with radiator and views over garden.

Bedroom Three : (12.00 x 11.07 ft) an upstairs double bedroom with a radiator and eaves storage.

Master Bathroom : with bath, shower with mixer shower, low flush WC, chrome heated rail, sink in vanity unit, cupboard, tiled flooring.

Outside : large lawned gardens, private gravelled driveway, decked area, gravelled area, pergola and timber shed (not to be maintained or replaced by landlord)

### 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).

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.

#### IMPORTANT TENANCY INFORMATION

**GARDENING** : The tenant is responsible for ensuring the garden is kept maintained and in good order throughout the tenancy.

**COUNCIL TAX** : Melton Council Band C.

**PETS** : Pets are permitted at the landlords discretion at an increased rent of £25 PCM more on the rent.

**UNFURNISHED** : To include carpets, some blinds and some curtain poles only.

**EPC RATING** : E.

**SERVICES** : Mains Gas, Electric, Water and Drainage.

**DEPOSIT** : £1,609

**HOLDING DEPOSIT** : Equivalent of one weeks rent.

**INTERNET** : ADSL and Fibre optic.

**Viewings** : Strictly by appointment with Shouler & Son .

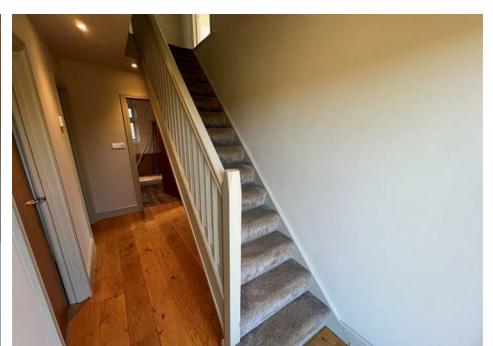
**Holding Deposit** : Equivalent of one weeks rent inc VAT.

**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

**RENT:** £1,395 , 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>

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