



4 RED COTTAGES

STOKE ROCHFORD, GRANTHAM, NG33 5EQ

£725 Per month

Unfurnished

A characterful two bedroom mid terrace residence situated on the outskirts of the village of Stoke Rochford. Facing open countryside, the property has modern fixtures and fittings throughout and a modern electric heating system. The accommodation briefly comprises lounge, dining kitchen, ground floor bathroom, two double bedrooms and a first floor shower room. Outside there is a split level garden and a garage.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Mid Terrace



To locate the property take the A1 southbound from Grantham. Cross the carriageway, signposted towards Great Ponton, and pass through the village. Continue straight on along Heath Lane and take the first left signposted towards Stoke Rochford. Continue straight on and eventually you will come to a row of brick build cottages on your right hand side. No. 4 has shared access with No. 3.

Viewing Highly Recommended

ACCOMMODATION

Entrance Hall

Lounge

10'09 x 12'08
with cast iron stove.

Kitchen

9'10 x 11'07
with a range of wall and base units, stainless steel sink and drainer unit as set in laminate worksurfaces, electric hob with extractor over and an integrated oven, tiled splashbacks, tiled flooring, and door to rear.

Bathroom

with white suite comprising bath, washbasin and w.c..

Staircase and First Floor Landing

leading to:-

Large Front Double Bedroom

12'08 x 11
A double bedroom with electric radiator.

Rear Double Bedroom

11'10 x 9'08
With electric radiator.

Shower Room

with white suite comprising shower cubicle with mixer shower, wash basin, WC, heated towel rail, tiled splashbacks and flooring.

Outside

Garage in Block – middle garage. The garden also has 3 brick built store houses.

Pets

PETS WOULD BE CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

Furnishings

Please note that this property is to let UNFURNISHED which generally means carpets/floor coverings only

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

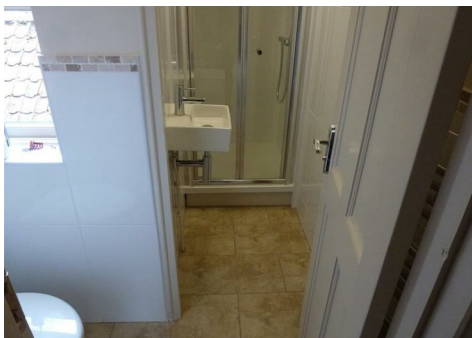
REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

Viewings

Strictly by appointment with Shouler & Son.



TERMS

RENT:	£725 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£835
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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: http://www.epcregister.com/
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/



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

