



1 PARK FARM COTTAGE

LITTLE PONTON, GRANTHAM, NG33 5BT

£895 Per month
Unfurnished

A charming THREE BEDROOM stone built semi-detached residence located in the sought after village of Little Ponton near Grantham. The residence benefits from timber double glazed windows throughout, oil central heating and a large garden. The property would ideally suit a professional individual or couple looking for a quiet rural location close to the A1.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

KITCHEN

Entered via a hardwood door to a traditional shaker kitchen with a range of eye and base level units, wood effect laminate work surfaces, integrated electric oven, integrated electric hob, stainless steel sink, tiled splashbacks, tiled flooring and radiator.

PANTRY

With floor mounted oil fired boiler and tiled flooring.

LOUNGE

With open fire, radiator and stairs to landing.

LANDING

With access to loft via hatch.

BEDROOM ONE

A single bedroom with radiator.

BEDROOM TWO

A double bedroom with radiator.

BEDROOM THREE

A single bedroom with radiator.

BATHROOM

A three piece suite comprising of panelled bath with mixer shower over with rainfall head, low flush WC, sink in vanity unit, heated towel rail, tiled walls and laminate flooring.

UTILITY ROOM

Washed in a stone outhouse this room has a laminate wood effect work surfaces, stainless steel sink, washing machine (not to be maintained disposed of or replaced by landlord).

OUTSIDE

To the front the property has a large gravelled driveway and two stone built coal/storage sheds. The large garden is mainly laid to lawn.

DIRECTIONS

To locate the property when travelling south on the A1 take the left hand turning signposted Little Ponton onto Whalebone Lane. Proceed down this lane and over a small bridge and then take the next turning on your right hand side signposted Park Farm. The property can be found almost immediately on your left hand side.

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).

OTHER INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council . Band A.

Services : Mains Electric and Water. Private Water and Drainage in th form of sceptic tank. Oil central heating (any remaining oil must be purchased at commencement of tenancy).

EPC : Rating E.

PETS ARE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.



TERMS

RENT:	£895 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,032
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: https://www.gov.uk/find-energy-certificate
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