2 NORTH ROAD

LITTLE PONTON, GRANTHAM, NG33 5BZ

£700 Per month

Unfurnished

A well-presented stone built mid terrace cottage situated close to open countryside just three miles south of Grantham. The accommodation briefly comprises a lounge, kitchen, utility room, cloakroom/w.c., ground floor single bedroom/study and a first floor bedroom and bathroom.

The property has a Calor gas central heating system and double glazed windows. With direct access to the southbound carriageway of the A1, this property is ideal for those commuting north or south using the Great North Road.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

1 bedroom House - Mid Terrace

Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL
Entered via a hardwood door with tlled flooring.

UTILITY ROOM
with plumbing for a washing machine, gas boiler, radiator and tiled flooring.

CLOAKROOM/W.C.
with white suite comprising washbasin and w.c., heated towel rail, tiled splashbacks and tiled flooring.

KITCHEN
A full fitted traditional kitchen with Belfast sink, wooden work surfaces, a range of Shaker-style wall and base units, Lamona electric hob with extractor over and double oven under, tiled floor and splashback and an electric radiator.

LOUNGE
11 x 15'11
with cast iron burner with stone hearth and a radiator.

SMALL DOWNSTAIRS SINGLE BEDROOM/STUDY
7'11 x 7'9
with roof light, storage rail and a radiator.

STAIRCASE AND FIRST FLOOR LANDING
leading to:-

DOUBLE BEDROOM
11'11 x 9'9
with a radiator.

BATHROOM
A white suite comprising bath with shower over, washbasin and w.c., tiled flooring, part tiled walls, roof light and a heated towel rail.

OUTSIDE
Courtyard to rear with two outbuildings. Designated lawned garden. Parking to the front on verge.

TENANCY INFORMATION
Please note that this property is to let UNFURNISHED which means carpets only.

Council Tax : South Kesteven Council : Band A.

No dedicated parking (parking to verge at front of property.

Deposit : £807

Term : An assured periodic tenancy is offered.

Services : Mains electricity, Calor Gas (Any remaining gas must be purchased prior to the commencement of the tenancy). Mains water and drainage.

EPC : Band E

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : NA

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

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)
Holding Deposit: 1 weeks rent
Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)
Payment of up to £50.00 if you want to change the tenancy agreement
Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate
Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable
Utilities gas, electricity, water
Communications telephone and broadband
Installation of cable/satellite
Subscription to cable/satellite supplier
Television licence
Council Tax
Other permitted payments

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TERMS

RENT:	£700 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£807
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
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/

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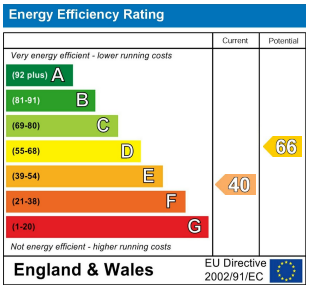
EPC: This property has an Energy Performance Rating. A copy is available upon request.



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