



STOKE ROCHFORD

2 RED COTTAGES, LINCS, NG33 5EQ

£565 p.m.x.
Unfurnished

An attractive three bedroom stone built semi-detached cottage. Situated in a rural location, the accommodation comprises of a kitchen, lounge with open fire, three bedrooms and a bathroom. The majority of the windows are double glazed and the property is heated via a solid fuel back boiler.

Viewing is strictly by appointment with the agents.

Tel: 01476 530 216

www.shoulers.co.uk

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

Attractive stone cottage

Shouler & Son

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ACCOMMODATION

ENTRANCE HALL with a radiator.

LOUNGE having an open fire with marble surround and hearth, bay window and a radiator.

KITCHEN with wall and base units, tiled splashbacks, attractive period feature bread oven with pantry cupboard.

LEAN-TO with base units and separate wood store.

STAIRCASE AND LANDING leading to:-

DOUBLE BEDROOM with a radiator.

DOUBLE BEDROOM with a radiator.

SINGLE BEDROOM with a radiator.

AIRING CUPBOARD with shelving.

BATHROOM with white suite comprising bath with overhead shower, wash basin, w.c., and a radiator.

OUTSIDE

Allocated section of garden to the rear of the property.
Single garage.

Lawned area to the front of the property.



TERMS

RENT: £565 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £750

FEES: A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £195 (plus VAT) per property is payable, that being the cost of the inventory and agreement.

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity and water. Private drainage. Solid fuel heating provided by a back boiler.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band A.

EPC: This property has an Energy Performance Efficiency Rating Band E.
Ref: 8005-1404-8929-7597-4933
A full copy of the EPC is available upon request or can be downloaded from:
<http://epcregister.com/>

STRICTLY NO PETS

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

LOCATION

To locate the property, take Whalebone Lane from the southbound carriage of the A1, continue and before the railway bridge, turn right for "Park Farm", the property is the first house on the left.

The Estate Office, Cringle Road,
Stoke Rochford, Lincs, NG33 5EF

Tel: 01476 530 216

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These particulars are intended to give a fair description but their accuracy is not guaranteed, nor do they constitute an offer or contract. Negotiations must be conducted through Shouler & Son, the Owner's agents.

PLEASE NOTE: All dimensions given above are by the professional representative.