



20 SCHOOL LANE
COLSTERWORTH, GRANTHAM, NG33 5NW

£1,350 Per month
Unfurnished

LET PRIOR TO MARKETING : SIMILAR PROPERTIES REQUIRED

A fantastic opportunity to reside in this three bedroom detached residence located in the sought after village of Colsterworth.

The property benefits from uPVC double glazing and gas fired central heating, off street parking and a garden that surrounds the property.

The accommodation comprises of entrance porch, entrance hallway, WC, living room/dining room, kitchen, utility room, single garage and upstairs there is a three bedrooms (one with ensuite) and a family bathroom. Outside there is off street parking to the front and a rear garden with patio.

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 - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

PORCH : entered via uPVC door to porch with further to leading to entrance hallway.

ENTRANCE HALL : a spacious hallway with stairs to first floor landing, radiator and storage cupboard with door to :

WC : with low flush WC, sink, radiator.

SITTING ROOM/DINING ROOM : a large room with gas fire , two radiators and upVC patio doors to the garden.

KITCHEN : with a range of eye and base level units, laminate worktops, integrated electric oven, integrated gas hob, stainless steel sink, fridge freezer, breakfast bar, radiator and vinyl flooring.

UTILITY : with base level units, sink, dishwasher (not to be maintained or replaced by landlord), vinyl floor and uPVC door to patio.

GARAGE : single garage with power and light.

STAIRS & LANDING : with radiator and storage cupboard.

BATHROOM : a three piece suite with ceramic sink, low flush WC, panelled bath with mixer shower and screen, tiled splashbacks, vinyl tile floor.

BEDROOM ONE : a double bedroom with views over fields and radiator.

BEDROOM TWO : a double bedroom with ensuite, radiator and inbuilt wardrobe.

ENSUITE : with shower enclosure, mixer shower, low flush WC, sink in vanity unit, tiled flooring, splashbacks and heated towel rail.

BEDROOM THREE : a double bedroom with radiator and storage cupboard.

OUTSIDE : off street parking to the front and to the rear and side a large lawn area with mature beds and patio area.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtain poles only.

Council Tax : South Kesteven Council : D

Deposit : £1,557

Term : A assured periodic tenancy is offered. Notice period of 2 months.

Services : Mains electricity, gas, water and drainage.

EPC : D (new EPC on order)

INTERNET : ADSL and Fibre broadband available.

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

TERMS

| | |
|---------------------|--|
| RENT: | £1,350 Per month, in advance, exclusive of rates and council tax. |
| DEPOSIT: | £1,557 |
| VIEW: | Strictly by appointment with Shouler & Son. |
| COUNCIL TAX: | Band D |
| 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 |
| 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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |