



**4 VILLAGE STREET**  
STOKE ROCHFORD, GRANTHAM, NG33 5EB

**£1,050 Per month**  
Not specified

A well presented THREE bedroom Grade II Listed twin gabled semi-detached residence built of coursed limestone with stone mullion windows sitting within an elevated position in the highly regarded village of Stoke Rochford.

A beautiful and well presented character filled three bedroom property sitting on an elevated plot which benefits from partial timber double glazing and oil central heating. In brief the property comprises of hallway, large lounge, shaker style kitchen/diner, downstairs bathroom, three bedrooms and a sizeable mature garden.

Viewing strictly by appointment with  
the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



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

# 3 bedroom House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### KITCHEN/DINER (19'7 x 9'04 ft)

A traditional shaker kitchen with a range of eye and base level units, granite effect laminate work surfaces, a freestanding range electric oven, aged limestone flag flooring, stainless steel sink, space for a washing machine and dishwasher, wine rack, under counter lighting, tiled splash backs and radiator.

### LOUNGE (19'4 x 13'09 ft)

A large spacious room with two radiators, ornamental fire, under stairs store cupboard and stairs to landing.

### REAR HALLWAY LOBBY

With under stairs store cupboard and further cupboard housing oil fired boiler.

### CONSERVATORY

uPVC conservatory with radiator, laminate flooring and patio doors to the garden.

### DOWNTAIRS BATHROOM

A large four-piece suite comprising low flush WC, panelled bath, sink in vanity unit, large shower enclosure with mixer shower, radiator, tiled splash backs and wood effect lino flooring.

### BEDROOM ONE (10'04 x 8'11 ft)

A double bedroom with radiator and airing cupboard housing hot water cylinder.

### BEDROOM TWO (13'08 x 10'0 ft)

A double bedroom with radiator.

### BEDROOM THREE (8'10 x 7'10 ft)

Accessed via a second staircase with panelled radiator

### OUTSIDE

The grounds are entered via a wrought iron gate to a sizable mature garden mainly laid to lawn to the front side and rear of the residence. There is a patio to the front, garden, 2 brick stores, all enclosed by mature hedging. There is on street parking or parking can be found in the hardstanding area opposite the property.

### SITUATION

STOKE ROCHFORD is an attractive small village set in gently rolling countryside, six miles south of Grantham. The property is located a short distance away from Rochford Hall originally the ancestral home of the McCorquodale family and now a Hotel, Conference and Golf Centre. The A1 provides fast access to Grantham, Newark, Lincoln in the north with links to Nottingham (A52) and Leicester (A607) and Peterborough in the south. There are high speed rail links for commuters from both Grantham and Newark to London and Scotland. A good choice of local schools is offered locally to include The Kings School, Grantham together with the Kesteven & Grantham Girls' School. Grantham is a well serviced market town with a growing retail and commercial offering to include a new Designer Outlet Village in 2021.

### LOCATION

To locate the property enter Stoke Rochford via Village Street and proceed through the village. The property can be found shortly before the church on your right hand side opposite an area of hardstanding

### 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).

### TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council . Band C.

Services : Mains electricity, water and drainage. Any remaining oil must be purchased at the beginning of a tenancy.

EPC : Property Is Exempt Due To Grade II Listed.

**PETS ARE CONSIDERED AT THE DISCRETION OF THE LANDLORD AT AN INCREASED RENT OF £25 PCM.**



## TERMS

<b>RENT:</b>	£1,050 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,211
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



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

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		