



## 61 NEWTON WAY

WOOLSTHORPE BY COLSTERWORTH, GRANTHAM,  
NG33 5NP

£1,100

Not specified

A well presented 3 bedroom semi detached house located in the popular village of Colsterworth. The property has been newly decorated throughout, timber double glazing and gas fired central heating.

The accommodation briefly comprises a lounge, kitchen, dining room, two double bedrooms and one single bedroom and a bathroom. Outside there is a lawned front garden, two outbuildings and patio to the rear.

The property would ideally suit a young family or professional couple looking for a property with good commuter links to the A1.

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

### SUMMARY

**ENTRANCE HALL :** Entered via a timber door to hallway with stairs to first floor landing and radiator.

**SITTING ROOM:** with open fire, radiator, new carpet and cupboard.

**BREAKFAST KITCHEN:** a spacious kitchen comprising of a range of eye and base level units, wood effect worktops, stainless steel sink, hob, electric oven and extractor, wall mounted gas fired boiler, space for washing machine, space for space for fridge freezer, tiled splashbacks, radiator and tile floor.

**SECOND RECEPTION/DINING ROOM:** with open fireplace, radiator new carpets.

**LANDING:** with doors to bedrooms and airing cupboard and radiator.

**BEDROOM ONE:** a double bedroom with radiator and ornamental fireplace.

**BATHROOM:** with panelled bath with electric shower, low flush WC, radiator, ceramic sink, vinyl tile floor and tiled splashbacks.

**BEDROOM TWO :** a single bedroom with radiator.

**BEDROOM THREE :** a double bedroom with radiator and wardrobe.

**OUTSIDE :** lawned gardens to the front, side and rear with patio area. Two outbuildings. Gated parking to a driveway with parking.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some blinds only.

**Council Tax :** South Kesteven District Council : Band A

**Internet :** ADSL available.

**Deposit :** £1269

**Term :** A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

**Services :** Mains electricity, mains gas, main water and mains drainage.

**EPC :** Band D.

Small to Medium dog permitted subject to £25 PCM on the monthly rent.

**VIEWINGS :** Strictly by appointment with Shouler & Son only.

**Holding Deposit :** Equivalent of one weeks rent inc VAT.

**Flood/Erosion Risk:** None to report.

**Planning Permissions :** No planning for surrounding properties. Please consult with planning portal southkesteven.gov

**Accessibility:** first floor via stairs.

**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

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

**Tenant protection**

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.



## TERMS

<b>RENT:</b>	£1,100 , in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,269
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	<p>This property has an Energy Performance Efficiency Rating Band D.</p> <p>Ref</p> <p>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></p>
<b>REDRESS:</b>	<p>Shouler &amp; 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></p>



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