



3 Grevel Close, Lincs, PE11 1ED **£875 Per Calendar Month**

Ark Property Centre are delighted to offer to let this well presented two bedroom property situated in a pleasant cul-de-sac location within easy access to the Woolram Wygate amenities and the town centre. The accommodation comprises of an entrance hall, a large open plan lounge/diner, kitchen, conservatory, two good size bedrooms and a family bathroom. £1009.61 deposit, Council Tax Band A, available end of August 2025.

Entrance Hall



Part double glazed door. Smoke alarm. Laminate flooring. Textured and coved ceiling. Thermostat.

Kitchen



Double glazed window to the front aspect. Textured and coved ceiling. Spot lights. Central heating controls. Laminate flooring. Gas combi boiler. Fitted beech base and wall units. Roll top work surfaces. Tiled splash back. Electric oven. Stainless steel gas hob. Stainless steel extractor. Space for washing machine, fridge and freezer.

Lounge/Diner



Double glazed patio door to the rear aspect. Textured and coved ceiling. Under stairs cupboard. Television point. Gas point. Wall lights. Two radiators.

Landing

Double glazed window to the side elevation. Textured and coved ceiling. Loft access. Smoke detector.

Master Bedroom



Two UPVC windows to the front elevation. Textured and coved ceiling. Television point. Airing cupboard. Radiator.

Bedroom Two



UPVC window to the rear aspect. Textured and coved ceiling. Television point. Radiator.

Bathroom



Wash hand basin. Toilet. Bath with shower over. Textured and coved ceiling. Extractor. Spot lights. Shaver point. Tiled flooring. Radiator.

Exterior

To the front of the property is an allocated parking space.

Rear Garden



To the rear of this property is a fully enclosed garden mainly laid lawn. The garden also benefits from a patio area and garden shed.

Property Postcode

For location purposes the postcode of this property is: PE11 1ED

Viewings

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor

services. Please note we do get a referral fee for any recommended client service used.

Verified Material Information

Council tax band: A

Property construction: Brick

Electricity supply: Mains

Solar Panels: N/A

Other electricity sources: N/A

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available

Mobile coverage: As stated by Ofcom, EE- good in home and outdoor, O2- good outdoor only, Three- variable in home, good outdoor, Vodafone- good outdoor only.

Parking: Driveway

Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.

Accessibility and adaptations: N/A

Energy Performance rating: D

Rental Fees

Holding Deposit: A refundable holding deposit (to reserve a property) equivalent to one week's rent.

This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. Responding to reasonable requests for information required to progress the agreement) before the deadline for agreement'. The deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

Deposit: A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the

annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

Changes to the Tenancy: Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

Early Termination: If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

Late Rent Payment: A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

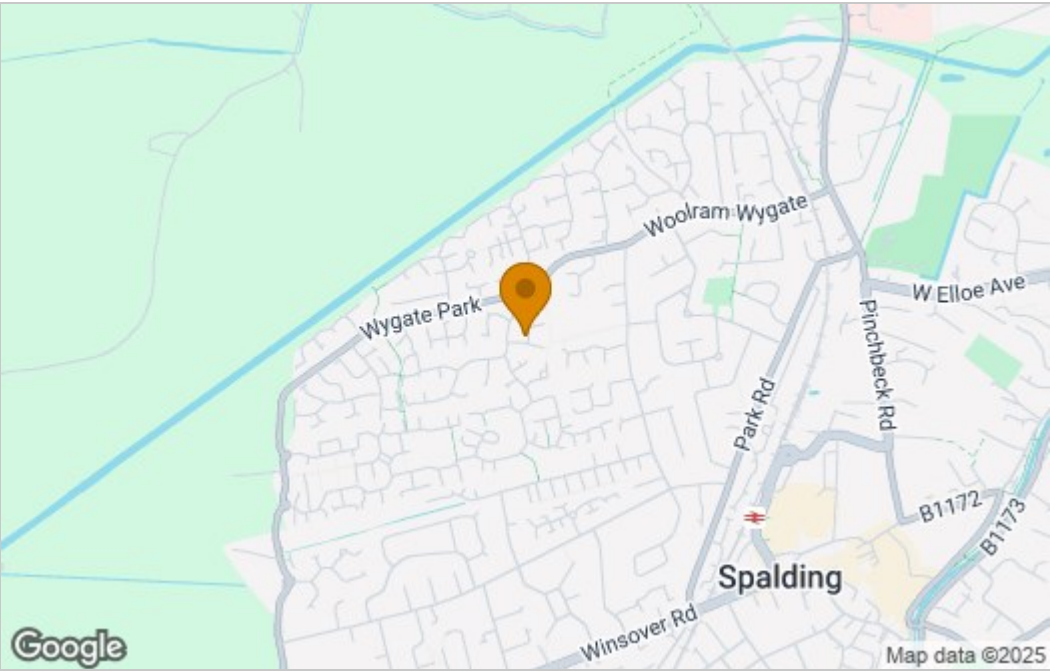
Lost Keys or Other Security Devices; Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

Area Map



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Energy Efficiency Graph

