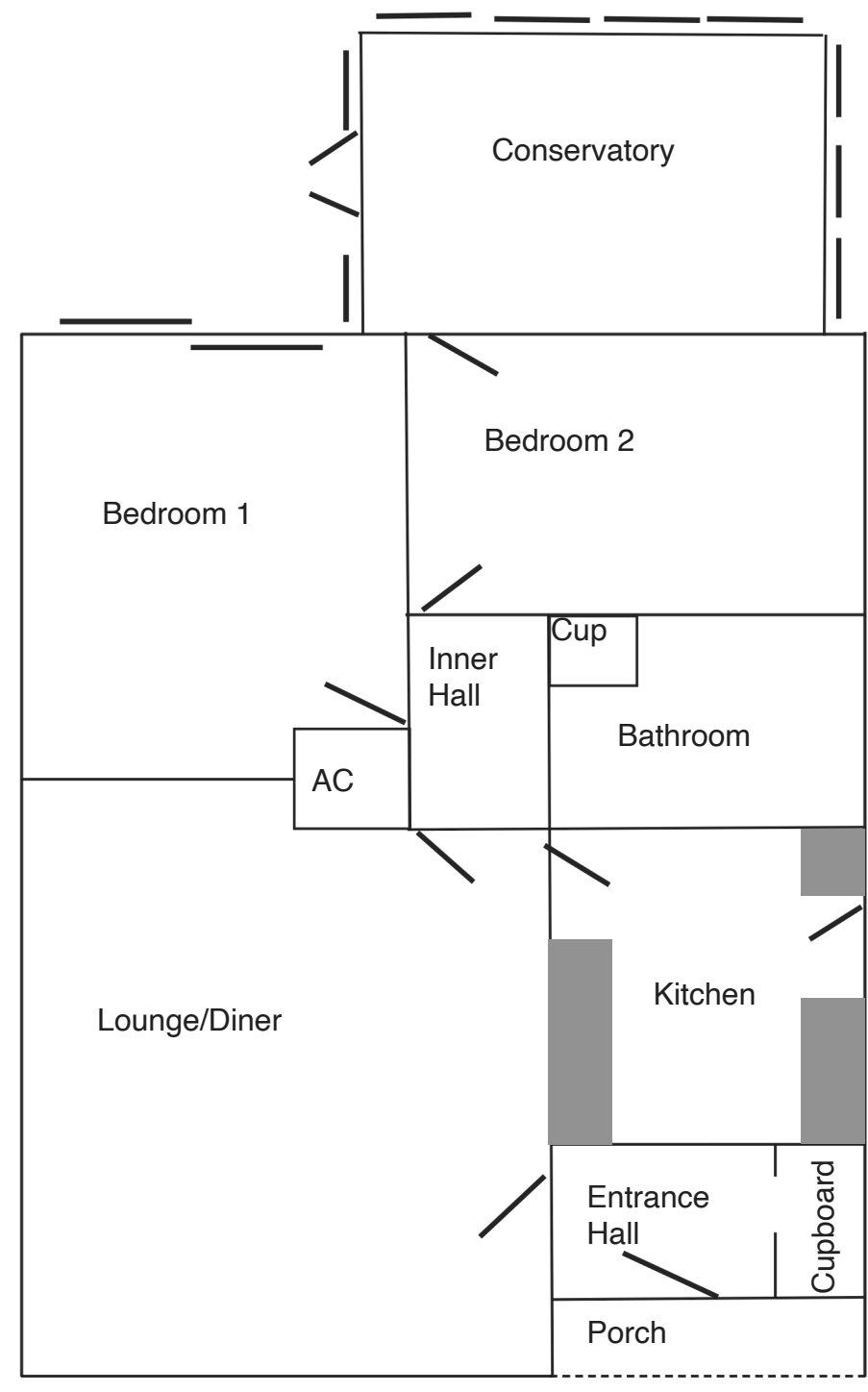


Floor Plan
for Identification Purposes Only Not to Scale



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62 Westgate
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19 GROVELANDS
INGOLDISTHORPE
PE31 6PG

To Let: £950
unfurnished

available early November



A refurbished 2 bedroom semi-detached bungalow

ENTRANCE HALL • LOUNGE/DINER • KITCHEN • TWO BEDROOMS •
CONSERVATORY • BATHROOM •

OUTSIDE:
GARDEN FRONT AND REAR • GARAGE

COUNCIL TAX BAND: 'B' (£1774.10 2025/26)

* GAS CENTRAL HEATING * DOUBLE GLAZING *

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

19 Grovelands is a semi-detached bungalow located on a small estate of similar properties in the centre of the village. It was refurbished about 12 months ago including new bathroom, kitchen, flooring throughout and decorated, it has gas central heating and double glazing comprising:

Entrance Hall: radiator, cupboard, laminate flooring.

Lounge/Diner: 19’11x12’5” (6.07x3.78) 2 radiators, large picture window.

Kitchen:11’9”x7’3” (3.58x2.21) newly fitted with a range of base and wall units, electric oven with ceramic hob and extractor over, stainless steel sink unit with mixer taps, radiator, door to side of property, plumbing for washing machine, laminate flooring.

Inner Hall: airing cupboard, cupboard.

Bathroom: 7’2”x6’4” (2.18x1.93) refitted with a white suite comprising panelled bath with electric shower over, handbasin, wc, radiator.

Bedroom 1: 14’4”x9’6” (4.37x2.90) radiator, laminate flooring, sliding patio doors to rear garden.

Bedroom 2: 10’6”x8’10” (3.20x2.69) laminate floor, radiator, door to.....

Conservatory: 11’x11’ (3.35x3.35) tiled flooring, double doors to rear garden.

OUTSIDE

Driveway to the side of the property leading to the detached GARAGE with up and over door, side door into rear garden. Low maintenance front garden, side gate to rear garden laid to lawn and patio areas.

PRINCIPLE TERMS OF LETTING

- 1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £950 calendar month,payable monthly in advance, exclusive of services and Council Tax.
- 2. A deposit representing one months rent will be required on the commencement of the tenancy.
- 3. References will be required from an Employer, Landlord (if applicable), professional person and family acquaintance.
- 4. The Landlord or his Agents reserve the right to refuse any application.
- 5. No DHSS, No Pets. No Smokers.

