

## The Stables Hall Lane, Bitteswell, LE17 4LN



**£1,500 Per Month**

A particularly spacious family home, recently converted from former stables for Bitteswell Hall. The double glazed and oil centrally heated accommodation briefly comprises: Entrance hall, utility room, kitchen/breakfast room, lounge, dining room, study/playroom, conservatory, three double bedrooms with fitted furniture, two en-suites and a family bathroom. There is also a private walled garden, double garage and parking for two/three cars. The property is unfurnished and available towards the end of May. SORRY NO PETS

## Entrance Hall

Accessed via upvc double glazed front door. White porcelain tiled flooring. Radiator. Personal door to garage. Further doors to utility room, inner hall and kitchen/breakfast room.

## Utility Room 8' x 4'05" (2.44m x 1.22m | 1.52m)

Range of fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Oil fired central heating boiler. Stainless steel sink and drainer. Plumbing for automatic washing machine space for a condensing tumble drier. Double glazed window to the front elevation.

## Kitchen/Breakfast Room 15'2" x 11'8" (4.62 x 3.56)

Range of fitted base and wall units. Fitted electric cooker and hob. Stainless steel one and a half sink and drainer. Space and plumbing for automatic dishwasher. Double glazed window and double glazed door leading out to the garden. Radiator. Porcelain tiled flooring. Television point. Door to:-

## Dining Room 17' x 10' (5.18m x 3.05m)

With a window to the side aspect and a radiator.

## Lounge 18'9" x 13'7" (5.72 x 4.14)

Two double glazed windows. Two Radiators. Television point. Door to:-

## Study/Playroom 12'1" x 6'0" (3.68 x 1.83)

Two double glazed windows and double glazed French doors to the conservatory. Telephone point.

## Conservatory 11'0" x 10'0" (3.35 x 3.05)

Upvc double glazed conservatory with pitched roof and French doors opening out to the garden.

## Inner Hall

Skylight. Radiator. Doors to bedrooms and bathroom.

## Bedroom One 12'11" x 13'5" (3.94 x 4.09)

Fitted bedroom furniture to include wardrobes, dressing table and bedside tables. Double glazed French doors opening out to the garden. Telephone and TV point. Door to:-

## En-Suite Bathroom 9' x 7' (2.74m x 2.13m)

White suite comprising: Panelled bath, double shower cubicle with mains shower fitment, wash hand basin and

low level WC. Complementary tiling. Heated towel rail. Extractor fan.

## Bedroom Two 12'8" x 10'10" (3.86 x 3.30)

)Fitted bedroom furniture to include wardrobes, chest of drawers and bedside tables. Telephone and TV point. Double glazed French doors opening out to the garden. Door to:-

## En-Suite Shower Room 7' x 5' (2.13m x 1.52m)

Double shower cubicle with mains shower fitment, wash hand basin and low level WC. Complementary tiling, heated towel rail and skylight.

## Bedroom Three 13'5" x 10'10" (4.09 x 3.30)

Fitted wardrobes and chest of drawers. Telephone and TV point. Double glazed French doors opening out to the garden.

## Family Bathroom 7' x 6' (2.13m x 1.83m)

Panelled bath, wash hand basin and low level WC. Complementary tiling. Heated towel rail. Extractor fan.

## Outside & Garden

The garden is laid mainly to lawn with borders and a small paved patio area. It affords a great deal of privacy being enclosed by high brick wall. There is a new oil tank and a secure block paved parking area accessed by high solid timber gates ideal for caravan/boat storage (height restriction of 2.45 metres). There is also further parking in front of the gates and garage for approximately three cars.

## Garage 17'5" x 18'5" (5.31 x 5.61)

Power, lighting and remote controlled roller door.

## Additional Information

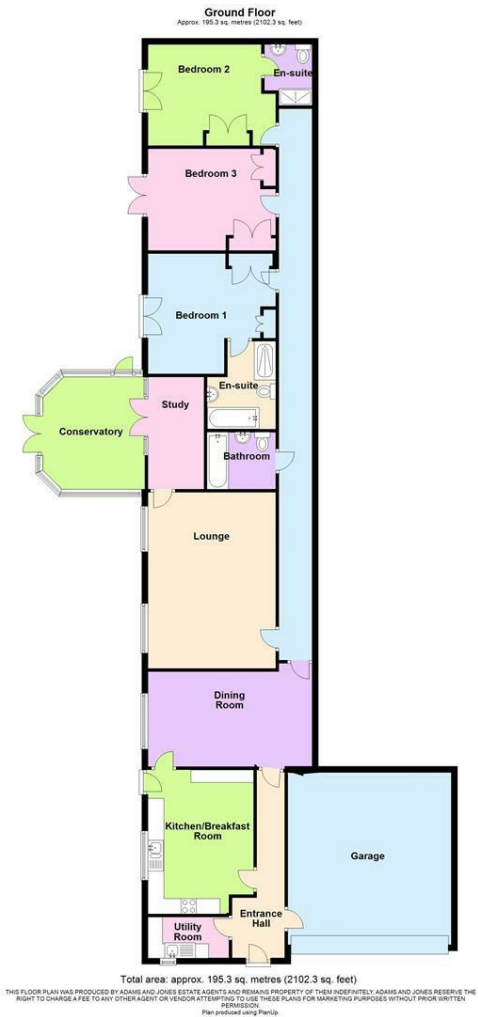
Council tax band E

Deposit based on £1500 Rent per calendar month amounting to £1730

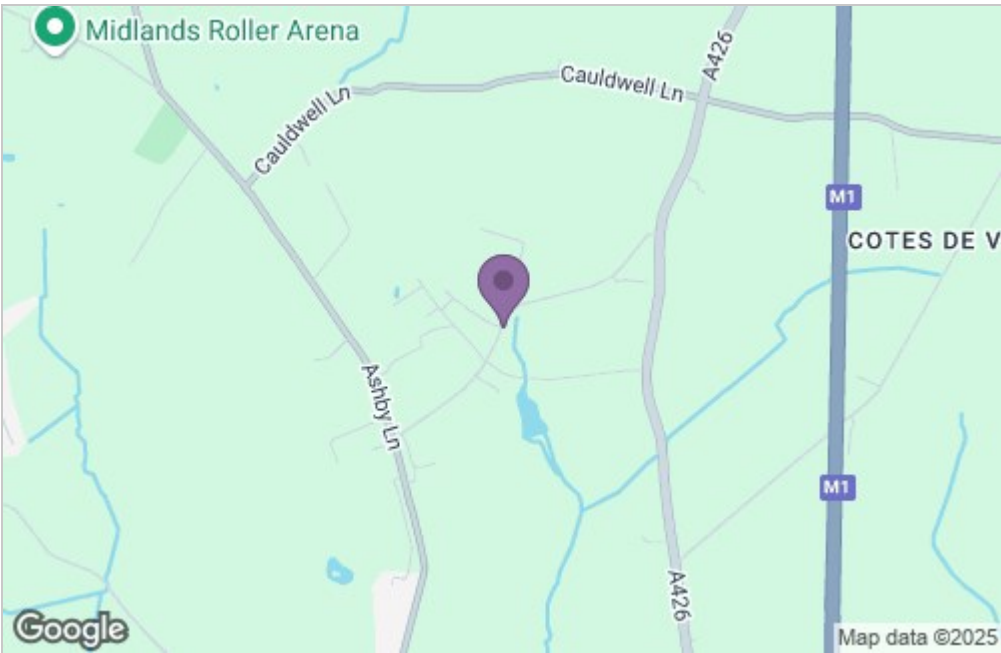
Holding deposit of £346

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

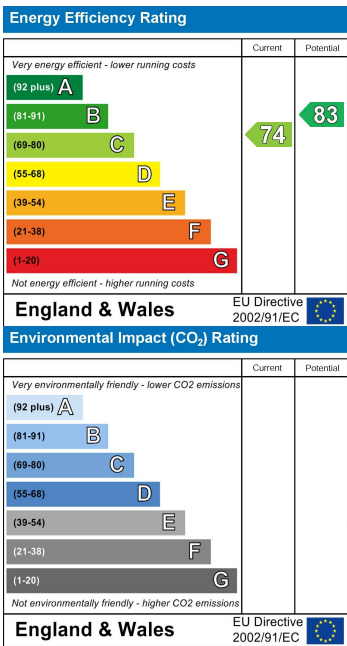
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise