

2 plus* Bedroom Character Property - Werrington Village

* There is a small 3rd bedroom but it can only be accessed through the main bedroom so more suited as a dressing room, nursery or, office

Available : Early August 2024

£1045.00 PCM

Superbly maintained 2 double bedroom, two reception room character property in the heart of Werrington Village, close to local schools and walking distance to amenities. The rear garden is extensive and offers a keen gardener plenty of scope to keep busy. A really lovely property which should be viewed to be appreciated.

Beautifully presented, this character property boasts a cosy lounge with period feature fireplace, separate dining room also featuring a period feature fireplace which leads to the modern kitchen, the bathroom is stylish and modern and leads to a useful utility area. There are two cosy double bedrooms upstairs each with the original period fireplaces. Bedroom one has built in wardrobes and there is an additional small room, accessed through bedroom 1, which could be used as a dressing room, nursery or office.

The property is tastefully decorated keeping in line with the character of the property. There is double glazing throughout and the property has gas central heating.

The rear garden is partly laid to lawn with a paved patio area, mature and established side borders. A gravel path leads to the rear with a summer house and timber built shed and a outside tap and light.

Living Room – 3.64m x 3m

The front door leads into the living room, tastefully decorated with a grey and gold wallpaper. Feature period fireplace with wooden surround and a wooden floor throughout the living room and dining room.

Dining Room – 3.36m x 3.65m

Leading off from the living room again tastefully decorated with pink and red floral wallpaper and red feature wall. Feature period fireplace and wooden surround. Under stairs storage cupboard.

Kitchen – Neutral cupboards, Gas hob and Electric oven with a recirculating extractor hood and a back door leading to the garden.

Bathroom – Medium sized bathroom with neutral wall and floor tiles. Bath with shower, toilet, sink and heated towel rail. Modern gas boiler is situated in this room.

Utility Room – Leading off from the bathroom, this small utility has plumbing for a washing machine and a tumble dryer stacked on top.

Bedroom 1 – 3.37m x 3.65m (additional room 2.77m x 1.8m)

Well-presented double bedroom with duck egg blue wallpaper and painted duck egg blue feature wall, Neutral carpet, good quality built in wardrobes in light grey wood, Original period fireplace and surround with window to rear. Steps down to additional room decorated in a pink floral wallpaper and window to rear. This would be ideal for a dressing room, office or nursery.

Bedroom 2 – 3.66m x 3.37m

Another well presented double bedroom, decorated with a traditional world map wall paper on the main wall, Neutral carpet, Original period fireplace and surround, fitted wardrobe and window to front.

Please note: All measurements are approximate, potential tenants should take their own measurements if considering fit of furniture, curtains, etc.

**EPC band E
Council tax band B**

Holding deposit and security bond.

Holding deposit £240 (refunded from first months rent).

Security deposit (Bond) £1205

Monthly rent is payable in advance.



More pictures on website



Lettings & Property Management

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Tenancy Application Requirements

If you are interested in proceeding with an application for a Tenancy Agreement for a property let through 26 Letters we will need you to:

- Pay the required holding deposit shown overleaf direct to -
HSBC, Market Place, Market Deeping,
Ac - 26 Letters Clients A/C, Sort Code - 40 32 24, Account No - 53663825
- Complete and return the required application form which includes authority to carry out a credit reference check and obtain information relating to your employment, income and previous tenancies.
- Provide evidence of your identity, either:
 - Full Valid Passport
 - Full Valid Driving Licence
 - A Valid Identity Card
(HM Forces, Police Warrant Card, Prison Officer, Government/Local Authority Issued)
- Provide evidence of your residence:
 - Inland Revenue tax notification, self assessment statement or tax demand
 - House or Motor Insurance
 - An original utility bill - less than four months old
 - An original Council Tax bill - less than four months old
 - An original Council Rent book showing rent paid for the last four months
 - An original statement for either your current bank or building society account or credit card account - less than four months old
- Provide original bank statements for the last three months
- Provide your last three months wages slips, last two years audited accounts, or last two years Inland Revenue SA 302 as applicable.
- Provide sight of two of your most recent utility bills, e.g gas and electric, electric and water

