

# 3 Bedroom Detached House - Deeping St James

Available : end of July 2024

£1300.00 PCM

Spacious modern, 3 bedroom detached property with open plan ground floor and very large garden building. Located in Market Deeping, close to shops, doctor's surgery, schools and bus route. Off road parking for up to 2 cars, double glazed, gas central heating. Part-furnished.

The front of the property is hard standing to offer parking with some shrub borders.

Front door leads into a small hallway which in turn gives access to the large open plan **lounge/diner/kitchen**. There is two windows to the front elevation and patio doors to the back.

**The kitchen** has a range of wall and base cupboards incorporating a built-in fridge freezer, built-in washing machine, built-in tumble dryer and a built-in dishwasher as well as a double electric oven with an electric hob over and an extractor. A one and a half bowl composite sink with spray type flexible mixer tap.

Door from the open plan, living area leads into another small hallway which gives access to the downstairs cloakroom with wash bowl and WC and then stairs leading up to the three bedrooms and the family bathroom. There is an airing cupboard on the landing.

**Master bedroom** has two windows to the front elevation and benefits from an en-suite.

Two large modern wardrobes which will be staying.

**The en-suite** has a large walk-in shower cubicle, WC and wash basin.

**Bedroom two** is a good size for a second bedroom with window to the rear and a large wardrobe which will be staying.

**Bedroom three** is also large enough to be considered a double. Window to the rear, again there is some furniture that will be staying.

**Family bathroom** has bath with shower over and glass screen, vanity type wash basin and WC, ladder type towel rail in chrome. Outside at the back there is a patio area and small gravel area, a very large garden building that could be used as an office, gym, playroom, etc. plus a garden shed.

Lounge/Diner 7.65m x 5.77m

Kitchen 3.5m x 2.33m

Bedroom One – 4.2m x 2.8m

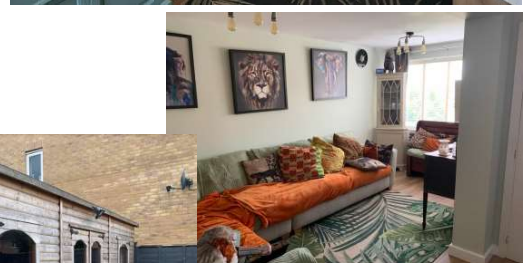
Bedroom Two 3.4m x 2.65m

Bedroom Three 3.0m x 2.4m

Garden Building 5.5m x 3.5m

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

EPC band B  
Council tax band C



Holding deposit and security bond.  
Holding deposit £300 (refunded from first months rent),  
Security deposit (Bond) £1500  
Monthly rent is payable in advance.



More pictures  
on website

# Lettings and Property Managers

Unit K1, Bentley Business Park, Blenheim Way, Market Deeping, PE6 8LD

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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

