



Deenethorpe Village, NN17 3EP

- Village Location
- Good sized gardens/plot
- Parking for 4-6 vehicles
- Two separate reception rooms
- Three double bedrooms
- Oil central heating
- Sealed unit double glazing

PRICE
£1,450
PCM

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY ****Available to let is this impressive Three double bedroom detached (formerly two properties) red brick cottage, occupying a well proportioned plot in the quaint village of Deenethorpe. The property is central heated via Oil and double glazed via sealed unit timber windows. Other benefits include two separate reception rooms and off road parking for 4-6 vehicles. However, the prime formula of the property is the garden and outdoor space. The overall accommodation comprises entrance hall, Guest WC, Utility room, Kitchen/Dining room, Lounge, Study and rear hall. The first floor has three double bedrooms and family bathroom. Viewing is strongly recommended. BY APPOINTMENT ONLY.

ENTRANCE HALL

Via timber panelled door, singe panelled radiator, stair case raising to first flooring, panelled doors to Cloakroom/Wc, Utility Room and Kitchen/Dining Room

CLOAKROOM/WC

Having close coupled Wc, pedestal ash and basin, single panelled radiator, obscured sealed unit double glazed window to side

UTILITY ROOM

82" x 82" (2.5m x 2.5m)
Having base level cupboard units with work surface areas, stainless steel single bowl single drainer sink unit with mixer tap, single panelled radiator, floor standing boiler, obscured sealed unit glazed windows to side and rear

KITCHEN/DINING ROOM

153" x 82" min (4.65m 2.5m min)
Having a basic range of high and base level cupboards unit with drawer space and work surface areas, gas cooker point, one and half bowl single drainer sink unit with mixer tap, further appliance space, single panelled radiator, sealed unit double glazed windows to front and rear, spot lights, panelled door to Lounge/Sitting Room

LOUNGE/SITTING ROOM

151" x 139" max narrowing to 11'3" (4.6m x 4.2m max narrowing to 3.45m)
Having sealed unit double glazed windows to front and rear, Adams feature fire display and mantle, housing multi fuel burner, laminated wood block style flooring, two double panelled radiators, panelled door to Rear Hall

REAR HALL

Ceramic tiled floor8ing, single panelled radiator, panelled door to front, and further panelled door to Study

STUDY

82" x 7'6" (2.5m x 2.3m)
Having sealed unit double glazed window to rear, continuation of ceramic tiled flooring and double panelled radiator

LANDING

Having sealed unit double glazed window to rear, single panelled radiator, built in storage cupboard and panelled doors to Three Double Bedrooms and Family Bathroom

DOUBLE BEDROOM ONE

151" x 9'10" (4.6m x 3m)
Having sealed unit double glazed windows to front and rear and double panelled radiator

DOUBLE BEDROOM TWO

11'5" x 9'4" min (3.5m x 2.85m min)
Having sealed unit double glazed window to front, double panelled radiator rand built in shelved storage cupboard

DOUBLE BEDROOM THREE

11'5" x 9'10" min (3.5m x 3m min)
Having sealed unit double glazed window to front and double panelled radiator

FAMILY BATHROOM

78" x 10'4" (2.35m x 3.15m)
three piece suite comprising of panelled bath with shower attachment, close coupled Wc and vanity wash hand basin with cupboards under, sealed unit obscured double glazed window to front, double panelled radiator

OUTSIDE & PARKING

The property offers off road parking for several vehicles and leading to large grassed gardens with mature shrub and flower borders, offering a good degree of privacy



call to view 01536 418100

