



LAKE COTTAGE
1906

Willsons

Lake Cottage, Eaudyke, Boston

£950 Per Month



Willsons
SINCE 1842

Lake Cottage, Eaudyke,
Friskney, Boston,
Lincolnshire, PE22 8NL

"AGENT'S COMMENTS"

Spacious 3-bed detached house with 2 reception rooms, shower room and bathroom. Newly refurbished throughout and benefitting from UPVC double glazing, oil fired central heating, off road parking and gardens. Council Tax band A Awaiting EPC

LOCATION

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<https://www.willsons-property.co.uk>

Viewing & Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings arranged convenient to yourselves between the hours of 9am - 5pm Monday to Friday, 9am - 12 noon Saturdays (or to suit tenant occupation).

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Accommodation

Access is granted via door at front of property or UPVC glazed door at the rear

Lounge

9'6" x 11'9" (2.91 x 3.60)

UPVC double glazed bay window to front, power points, light fitting, radiator, TV point, newly painted, new carpet.

Dining Room

12'0" x 10'1" (3.67 x 3.08)

UPVC double glazed bay window to front, power points, light fitting, radiator, TV point, air vent, newly painted, new carpet.

Kitchen

16'6" x 7'3" (5.05 x 2.21)

UPVC double glazed window to side and rear, power points, light fitting, range of modern base and wall units, worksurface with inset stainless steel sink and drainer, built-in electric oven and hob, telephone point, extractor fan, thermostat control, built-in airing cupboard, access to rear of property.

Bathroom

7'3" x 5'11" (2.23 x 1.81)

UPVC double glazed obscure window to side, radiator, light fitting, 3 piece white suite of panelled bath, low level wc and wash hand basin, part tiled, extractor fan.

Rear Entrance Porch

5'10" x 6'9" (1.78 x 2.07)

UPVC double glazed windows to side and rear, power points, light fitting, access to kitchen, utility and rear of property.

Utility Room

6'0" x 6'9" (1.83 x 2.08)

UPVC double glazed obscure window to side, plumbing for washing machine, power point, oil fired central heating boiler with timer controls, light fitting.

Shower Room

6'2" x 6'0" (1.90 x 1.83)

UPVC double glazed obscure window to side, power points, light fitting, shower cubicle with electric shower, extractor fan.

WC

2'9" x 7'5" (0.84 x 2.27)

Low level wc, wash hand basin, light fitting, extractor fan.

Bedroom 1

10'5" x 12'0" (3.18 x 3.68)

UPVC double glazed window to front, radiator, power points, light fitting, telephone point.

Bedroom 2

10'0" x 7'4" (3.06 x 2.25)

UPVC double glazed window to rear, radiator, power points, light fitting, access to en-suite WC

WC

7'5" x 4'2" (2.26 x 1.27)

Upvc double glazed obscure window to side, low level wc, wash hand basin, light fitting, radiator, power point, shelf, loft access.

Bedroom 3

9'6" x 11'10" (2.90 x 3.61)

UPVC double glazed window to front, radiator, power points, light fitting, walk-in single wardrobe with hanging rail hooks and shelf.

Exterior

Mature shrubs to front, driveway to side providing off road parking, enclosed rear garden laid to lawn, mature trees and shrubs, raised flower bed.





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

