

# HUNTERS®

HERE TO GET *you* THERE



## West End

Ashwell, SG7 5PH

£1,495 Per Calendar Month



Hunters are pleased to present this lovely Three bedroom cottage situated in the village of Ashwell. The property offers a modern fitted kitchen with built in oven with gas hob, fridge freezer., utility room with washing machine and downstairs cloakroom. Three good sized bedrooms and modern fitted bathroom. Gas central heating, EPC Rating C. Landlord would consider pets. Available NOW. Deposit £1725.00. Council Tax Band



**ENTRANCE HALL**  
Part glazed wooden entrance door. Stairs to first floor. Gas meter. Quarry tiled floor. Door

**LIVING ROOM** Approx 21'3" x 14'7" (Approx 6.48 x 4.44)  
Window to front. Red brick fireplace with tiled hearth (not to be used) . Picture rail. Huge under stair cupboard with quarry tiled floor. Wooden flooring. uPVC patio doors leading to utility area. Door leading to kitchen.

**KITCHEN** Approx 11'8" x 7'11" (Approx 3.56 x 2.41)  
Base units with roll top work surfaces. Single drainer stainless steel sink unit. 1 window to side. 1 window to rear. Lino wood effect tiles. Built in Oven with Gas Hob. Fridge Freezer. Door leading to cloakroom and utility room. Dishwasher/ Water Softener

**UTILITY ROOM** Approx 8'0"x 5'3" (Approx 2.44x 1.60)  
Stainless sink. Washing machine. Laminate flooring. Door leading to garden.

**WC**  
Low flush WC. Window to rear. Laminate flooring. Sink.

**LANDING**  
Airing cupboard containing the Gas Central Heating Boiler. Skylight.

**BEDROOM ONE** Approx 13'9" x 11'5" (Approx 4.19 x 3.48)  
Double bedroom. Window to front. Carpet. Radiator.

**BEDROOM TWO** Approx 10'0"x 7'0" (Approx 3.05x 2.13)  
Double Bedroom. Window to rear. Laminate floor. Radiator.

**BEDROOM THREE** Approx 11'8" x 7'10" (Approx 3.56 x 2.39)  
Double Bedroom. Window to rear. Laminate flooring. Radiator

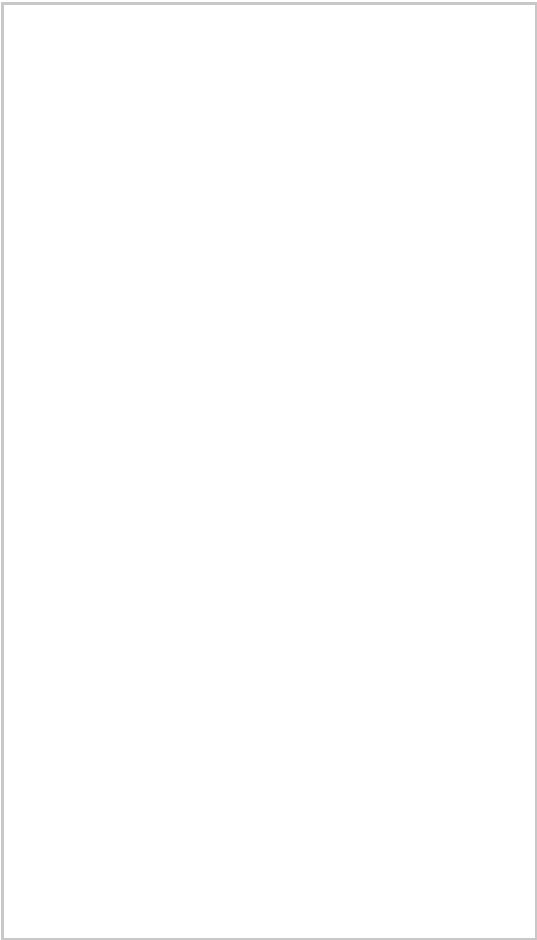
**BATHROOM**  
Comprising panelled bath, basin and WC. Power shower over bath. Tiled splash area. Remote control openable Skylight. 3 Spotlights. Lino effect tiles.

**GARDEN**  
Approx. 60ft in length laid mainly to lawn enclosed by fencing. Decking area. 6' x 8' shed. Retractable washing line. Storage locker.

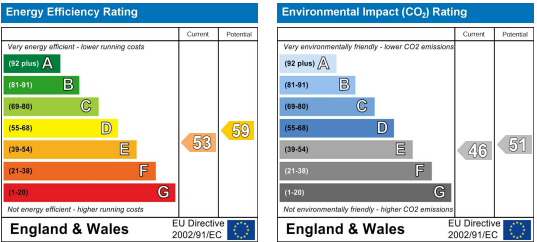
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.