



Whinney Lane,, NG22 9TZ
Monthly Rental Of £750



GROUND FLOOR

Entrance Hallway

Lounge	13' 3" x 12' 10" (4.04m x 3.91m)
Kitchen	8' 10" x 8' 5" (2.69m x 2.56m)
Dining Room	8' 2" x 8' 11" (2.49m x 2.72m)
Sun Room	7' 9" x 9' 9" (2.36m x 2.97m)
Cloakroom	

FIRST FLOOR

Landing

Bedroom One	10' 2" x 9' 1" (3.10m x 2.77m)
Bedroom Two	11' 2" x 10' 0" (3.40m x 3.05m)
Bedroom Three	7' 8" x 7' 2" (2.34m x 2.18m)
Bathroom	
Front Garden	
Rear Garden	



Chadwells

Estate & Letting Agents

Entrance Hallway

- UPVC/Glass door to front leading to hallway with carpet flooring, radiator, door to lounge and stairs leading to first floor.

Lounge

- 13' 3" x 12' 10" (4.04m x 3.91m) Having carpet flooring, Adam style fire surround with gas fire insert and back boiler, coving, radiator, TV point, BT point, archway to dining room and door to kitchen. Square bay window to front aspect.

Kitchen

- 8' 10" x 8' 5" (2.69m x 2.57m) Fitted with wall and base units, square edge work surfaces inset with a stainless steel sink and drainer. Electric cooker with extractor above, spaces for under counter fridge/freezer and washing machine. Tiled splash backs, vinyl flooring and window to rear aspect.

Dining Room

- 8' 2" x 8' 11" (2.49m x 2.72m) Carpet flooring, radiator, coving and doors through to the sun room/conservatory.

Sun Room

- 7' 9" x 9' 9" (2.36m x 2.97m) With carpet flooring and door to side exit.

Cloakroom

- With a low flush WC, wall mounted wash basin, vinyl flooring and obscure glass window to side aspect.

Landing

- Carpet flooring, airing cupboard, loft access and window to side aspect.

Bedroom One

- 10' 2" x 9' 1" (3.10m x 2.77m) Fitted with floor to ceiling mirror fronted wardrobes, carpet flooring, BT point, radiator and window to rear aspect.

Bedroom Two

- 11' 2" x 10' (3.40m x 3.05m) Having fitted wardrobes, carpet flooring, radiator and window to front aspect.

Bedroom Three

- 7' 8" x 7' 2" (2.34m x 2.18m) Carpet flooring, radiator and window to front aspect.

Bathroom

- Comprising of three piece panelled bath suite with shower over bath and glass panel to side. Wash basin, low flush WC, part tiled walls, radiator, vinyl flooring and obscure glass window to rear aspect.

Front Garden

- Low maintenance front garden with stone chippings and assorted shrubs. Also having concrete driveway to side and gated access to rear garden.

Rear Garden

- Enclosed rear garden with lawns and concrete paved patio area and having an outside tap.