



3 Sorrel Drive, Lincs, PE11 3GN

£1,300 Per Calendar Month

TO LET - A DETACHED PROPERTY IN A SOUGHT AFTER LOCATION

This well presented detached property is situated in a quiet cul-de-sac location with walking distance into Spalding Town Centre with its local amenities and schools. The property offers a spacious accommodation and benefits from en-suite to the master room, front and rear gardens and a single garage. Deposit £1500.00

Entrance Hall



Textured and coved ceiling. Double radiator Ceramic tiled flooring. Telephone point. Stairs to the first floor landing. Under stairs storage cupboard. 1.8m x 4.3m

Lounge



UPVC double glazed bay window to the front aspect. Textured and coved ceiling. Living flame gas fire set in fire surround with marble hearth. Two double radiators. Television aerial point. 3.5m x 4.3m

Dining Room



UPVC double glazed window to the rear aspect. Textured and coved ceiling. Double radiator. 2.89m x 3.6m

Kitchen



UPVC double glazed double doors to the rear and UPVC window to the rear aspect. Single drainer with mixer tap over. Base and eye level storage units. Roll top work surfaces. And tiled splashbacks. Integrated gas hob, electric oven. Extractor fan. Textured and coved ceiling. Double radiator. Ceramic tiled flooring. Fridge space. 3.2m x 3.39m

Utility Room



UPVC glazed door to the rear aspect. Ceramic tiled flooring. Radiator. Plumbing for washing machine. 1.6m x 1.7m

Cloakroom



UPVC double glazed window to the side aspect. Textured and coved ceiling. Ceramic tiled flooring. Low level WC. Pedestal wash hand basin. Tiled splashbacks. Double radiator. 1.6m x 0.8m

Landing



UPVC double glazed window to the front aspect. Textured and coved ceiling. Airing cupboard housing the hot water cylinder and shelving. Loft access.

Master Bedroom



UPVC double glazed window to the front aspect. Textured and coved ceiling. Television aerial point. Telephone point. Double radiator. 3.5m x 4m

En-Suite

Frosted UPVC double glazed window to the side aspect. Textured and coved ceiling. Low level WC. Pedestal wash hand basin. Shower in glazed cubicle. Double radiator. Half tiled walls. Extractor. 2.6m x 1.1m

Bedroom Two



UPVC double glazed window to the front aspect. Built-in double wardrobe, drawer units and over head storage. Textured and coved ceiling. Double radiator. 2.77m x 3.88m

Bedroom Three



UPVC double glazed window to the rear aspect. Textured and coved ceiling. Radiator. Double radiator. Built-in dressing table, double wardrobe, over head storage and drawer units. 2.88m x 3m

Bedroom Four



UPVC double glazed window to the rear aspect. Textured and coved ceiling. Double radiator. 2.73m x 4.5m

Bathroom



Frosted UPVC double glazed window to the rear aspect. Four piece suite comprising: panelled bath, low level WC, pedestal wash hand basin, shower in over sized cubicle. Tiled splashbacks. Shaver point. Double radiator. Half tiled walls. Textured and coved ceiling. 2.5m x 2.66m

Exterior



The front garden is laid to lawn and there is a driveway providing ample parking leading up to the single garage. There is also a gate leading to the rear of the property.

Garage

Metal up and over door. Power and light connected. Wall mounted boiler.

Rear Garden



The rear garden is fully enclosed and laid to lawn. There is a decked patio area, a second patio area, a pond, outside taps and security lighting.

Postcode

For location purposes the postcode of this property is: PE11 3GN

Viewings

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Rental Fees

Holding Deposit: A refundable holding deposit (to reserve a property) equivalent to one week's rent.

This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. Responding to reasonable requests for information required to progress the agreement) before the deadline for agreement'. The deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

Deposit: A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

Changes to the Tenancy: Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

Early Termination: If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

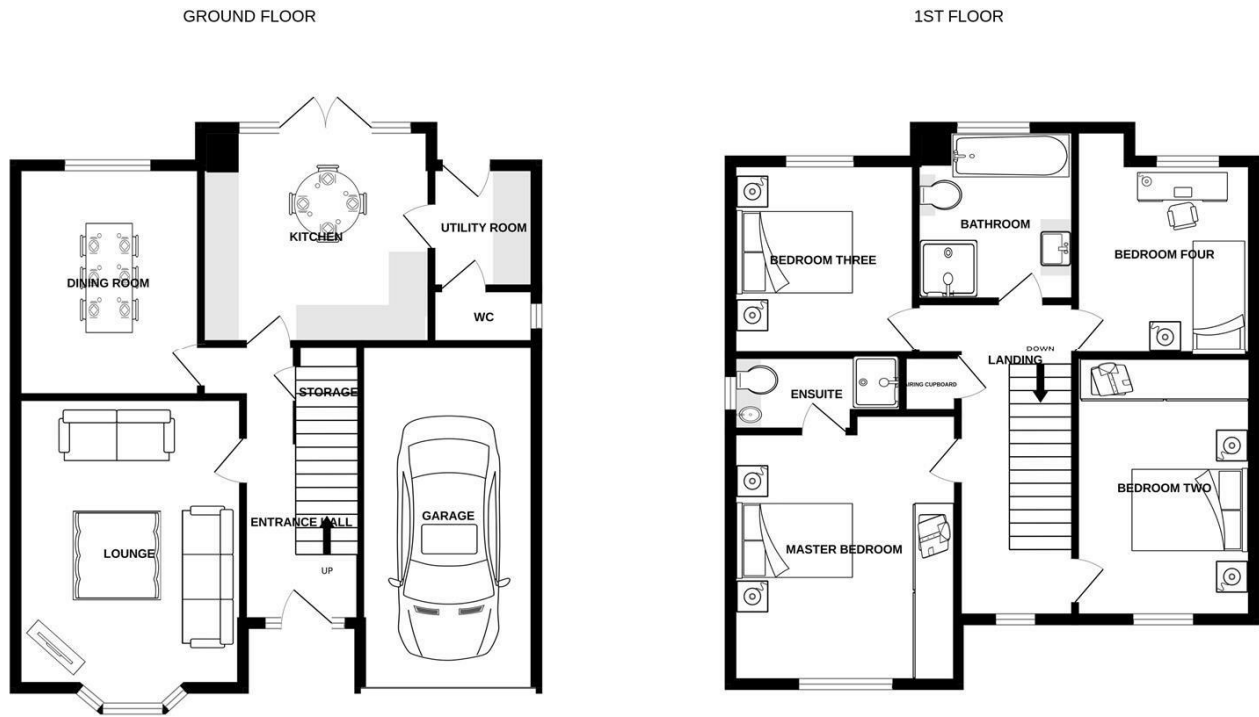
Late Rent Payment: A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

Lost Keys or Other Security Devices: Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device.

Disclaimer

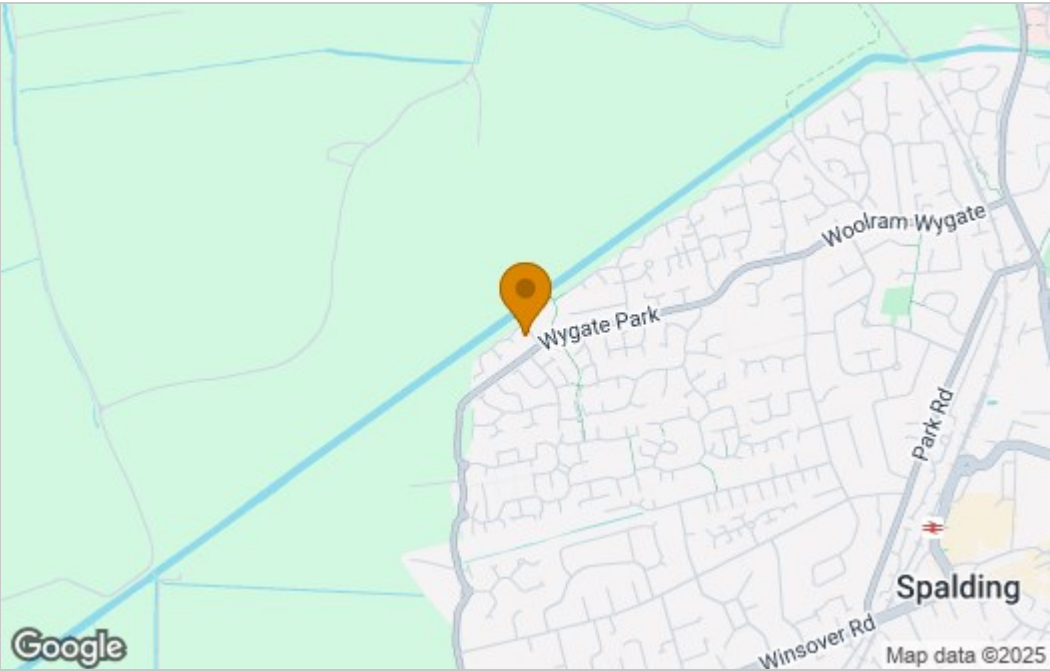
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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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Energy Efficiency Graph

