

4 Manor Road, Hanging Houghton, NN6 9ES



£1,250 Per Month

Nestled in the charming village of Hanging Houghton, this delightful three-bedroom cottage on Manor Road offers a perfect blend of rural tranquillity and modern living. With its picturesque surroundings, this property is ideal for those seeking a peaceful retreat while still being within easy reach of local amenities.

The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge, dining kitchen, sitting room, downstairs WC, landing, three bedrooms and bathroom. There is also a private back garden featuring fully stocked flower beds and borders.

Available for occupancy from mid May, this cottage presents a fantastic opportunity for anyone looking to settle in a countryside location.

Service without compromise

Entrance Hall

Timber front door. Column radiator. Stairs rising to first floor.

Downstairs WC



Low-level WC. Wash hand basin. Double-glazed window to side elevation.

Lounge 12'11" x 12'1" (3.94m x 3.68m)



Double-glazed deep recessed window to front elevation. Cast iron woodburning stove. Column radiator. Picture rail. Stripped timber door to hall. Polished wood floorboards.

(Lounge Photo Two)



Kitchen / Diner 16'0" x 8'10" (4.88m0.00m x 2.44m3.05m)



Natural slate floor. Range of wall and base mounted units with timber worktops and complementary splash-backs. Four-ring electric hob. Dishwasher. Stainless steel extractor hood. Butler sink. Concealed lighting. Stable door leading outside. Door to WC. Opening to Sitting Room.

(Kitchen/Diner Photo Two)



(Sitting Room Photo Three)



Sitting Room 14'8" x 8'10" (4.47m x 2.69m)



Column radiator. Natural slate floor. Bi-fold doors leading out to rear garden. Wall lights. Cast iron period fireplace.

First Floor Landing

Walk-in airing cupboard housing hot water tank. Stripped timber doors to rooms. Window to side elevation.

Bedroom One 12'5" x 10 (3.78m x 3.05m)



Double-glazed window to front elevation. Cast iron period open fireplace. Radiator. Door to stairs to attic.

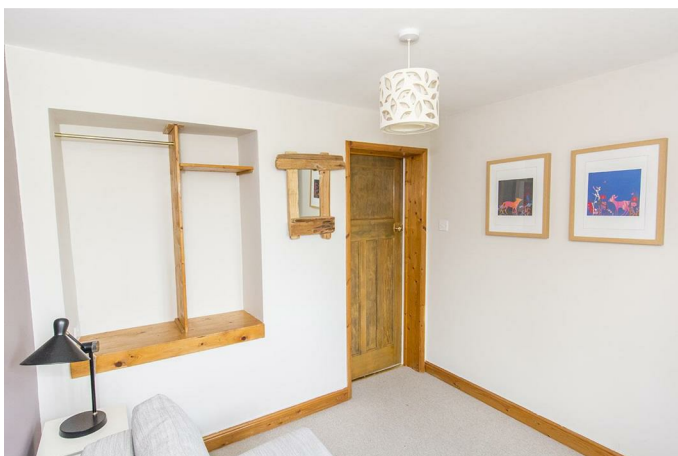
(Sitting Room Photo Two)



(Bedroom One Photo Two)



Bedroom Two 8'9" x 8'11" (2.67m x 2.72m)



Double-glazed window to rear elevation. Radiator. Recessed hanging space.

(Bedroom Two Photo Two)



Bedroom Three 8'10" x 6'11" (2.69m x 2.11m)



Double-glazed window to side elevation. Radiator. Dado rail.

Bathroom



Panelled bath with fixed Perspex shower screen and mains rain shower fitment over. Low-level WC. Wash hand basin. Roll edge worktop. Complementary tiled splash-backs. Heated towel rail. Opaque double-glazed window.

(Bathroom Photo Two)



(Views to Rear)



Outside



Paved and gravelled patio area. Range of flower beds/borders. Side gated access. Enclosed by timber lap fencing.

Additional Information

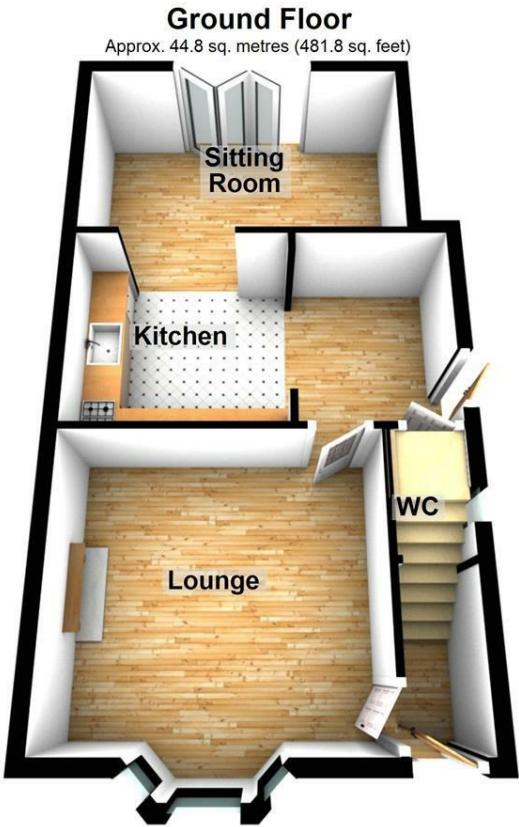
Council tax band C

Holding deposit based on rent of £1250pcm £288

Damage deposit based on rent of £1250pcm £1442

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

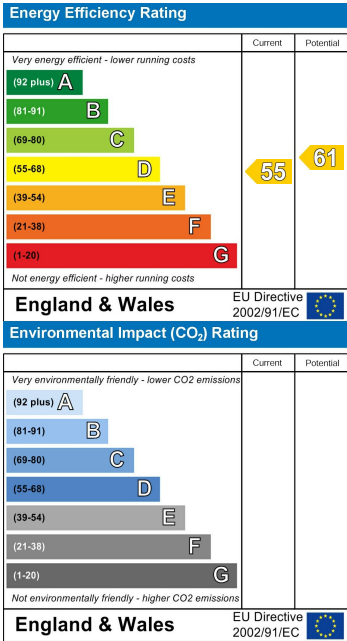


Total area: approx. 85.6 sq. metres (921.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise