

5 Station Road, Great Bowden, LE16 7HL



£950 Per Month

A delightful cottage well located on the edge of this much sought after village yet still within walking distance of the main line railway station. The property has recently had new carpets fitted and has been redecorated.

The gas centrally heated accommodation comprises: Lounge/Diner, fitted kitchen/breakfast room, landing, two double bedrooms and bathroom. There is also front and rear gardens and off road parking.

The property is offered unfurnished and is available immediately.

Service without compromise

Lounge/Diner 16'5" x 10'4" max (5.00m x 3.15m max)



Accessed via timber door with a fanlight window. Two double glazed windows to the front elevation. Recessed open fireplace with dog grate. Fitted base meter cupboard. Television point. Telephone point. Radiator. Opaque glazed window to the staircase. Door to:-

Kitchen/Breakfast Room 13'7" x 9'11" (4.14m x 3.02m)



Range of 'Shaker' style fitted base and wall units. Fitted oven and four ring gas hob. Space and plumbing for automatic washing machine. Laminated work surfaces with complementary tiled splash backs. Stainless steel sink and drainer. Walk in larder with shelving and window. Under stairs storage cupboard. Gas fired central heating boiler. Radiator. Wood effect laminate flooring. Opaque glazed timber door leading outside. Door to stairs rising to the first floor.

First Floor Landing



Doors to rooms

Bedroom One 10'5" x 9'1" (3.18m x 2.77m)



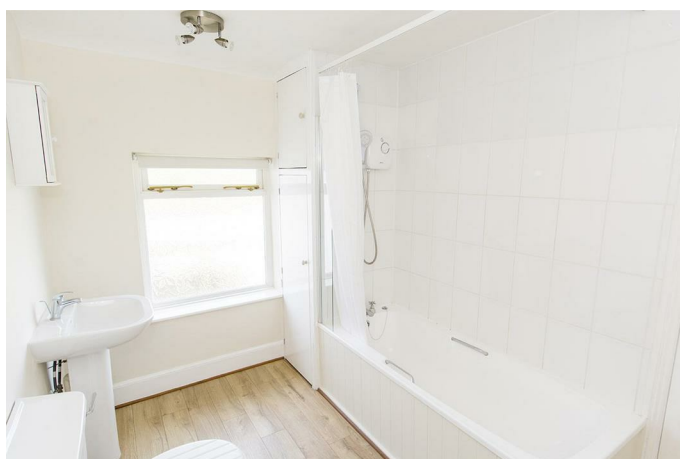
Double glazed window to the front elevation. Radiator.

Bedroom Two 9'11" x 8'11" (3.02m x 2.72m)



Double glazed window to the rear. Radiator.

Bathroom 10'0" x 7'2" (3.05m x 2.18m)



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Airing cupboard housing lagged hot water tank. Complementary tiling. Shelved linen cupboard. Wood laminate flooring. Radiator. Opaque double glazed window to the rear.

Outside



To the front of the property is a lawned garden and gravelled parking. There is side gated pedestrian access to the rear garden.

The rear garden includes gravelled and paved patio areas and a lawn. It is enclosed by timber lap fencing.

Additional Information

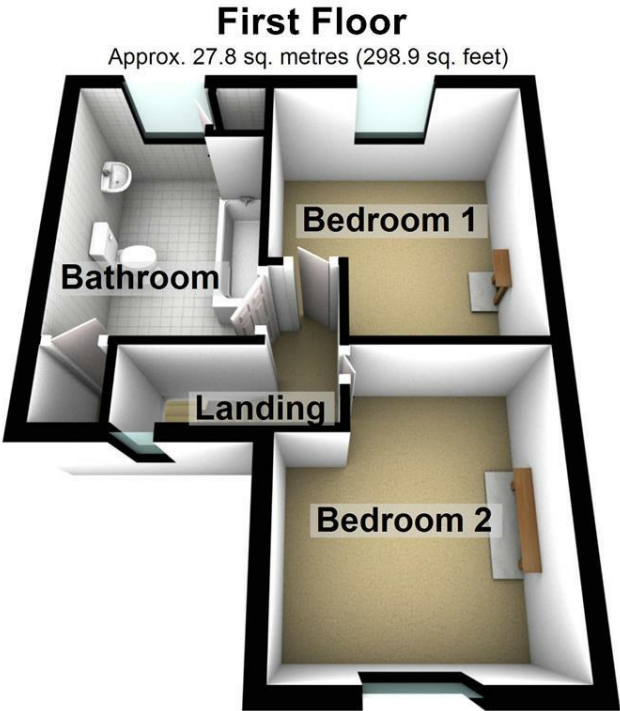
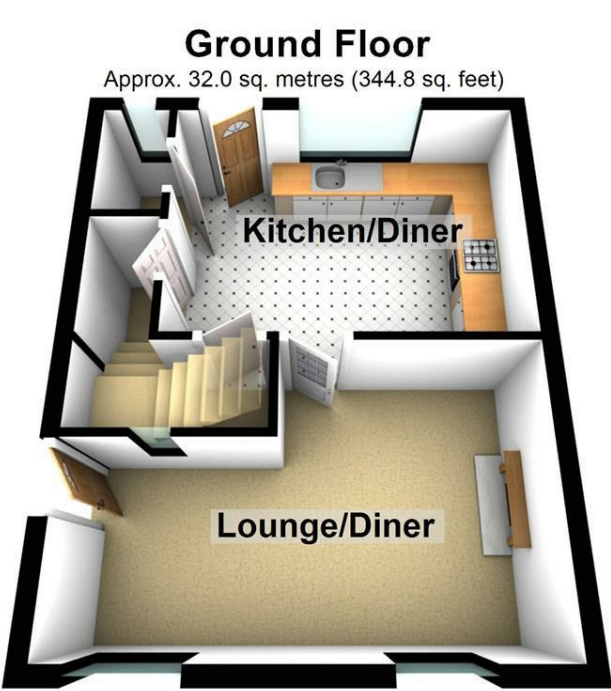
Council tax band B

Holding deposit based on rent of £950pcm is £219

Damage deposit based on rent of £950pcm is £1096

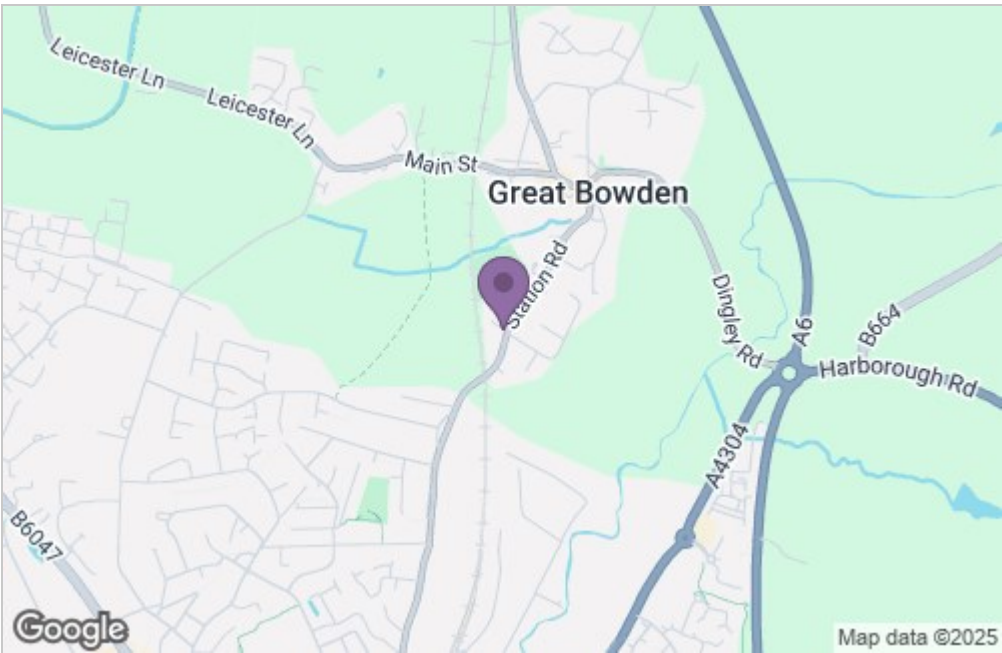
Initial 6 month tenancy will revert to a monthly periodic after the initial term

Floor Plan

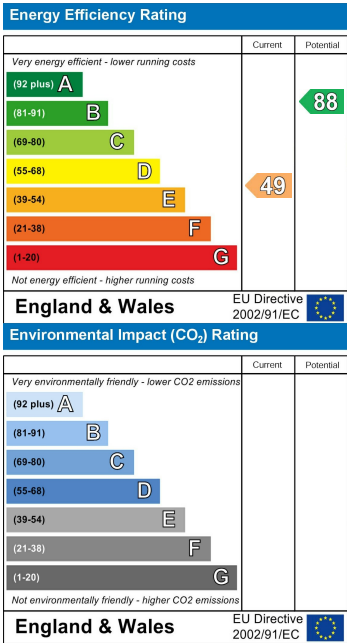


Total area: approx. 59.8 sq. metres (643.7 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise