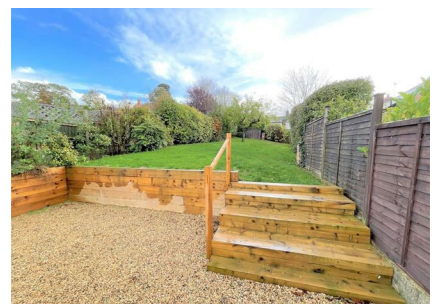
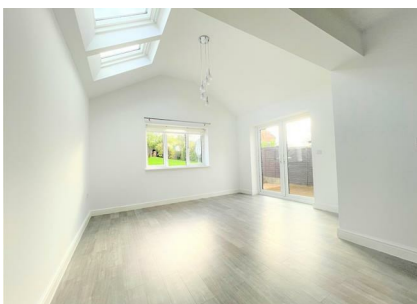


The Bungalow, Oxendon Road, Arthingworth, LE16 8LB



£975 Per Month

Situated on the edge of open countryside is this delightful extended bungalow. The property has recently undergone a complete modernisation programme to include a fitted kitchen, new bathroom, under floor heating, complete redecoration and new carpets/flooring. The accommodation includes: Entrance hall, fitted kitchen, open plan lounge and dining area, two good sized bedrooms and bathroom. The garden extends approximately 80' in length, and there is off road parking. The property is offered unfurnished and is available from mid July.

Entrance Hall

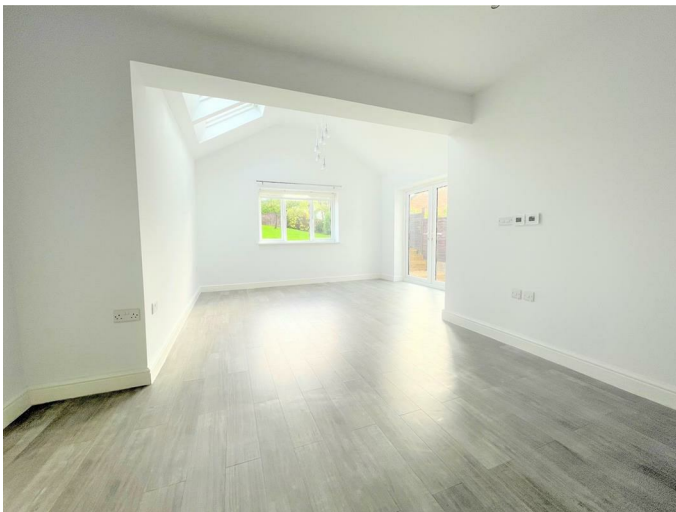
Accessed via composite front door. Ceramic tiled flooring. Under floor heating. Inset ceiling down lighters. Doors to rooms.

Kitchen Area 12'0" x 7'10" (3.66 x 2.41)



Fitted kitchen with white high gloss fronted units and moulded work surfaces with complementary tiled splash backs. Brand new fitted appliances to include: Automatic washing machine and dishwasher, electric oven and four ring electric hob with stainless steel extractor hood over. Space for upright fridge/freezer. One and a half sink and drainer. Inset ceiling down lighters. Double glazed window to the front elevation. Open to:-

Breakfast / Dining Area 11'10" x 9'8" (3.61 x 2.97)



Fitted moulded breakfast bar. Amtico flooring with under floor heating. Inset ceiling down lighters. Open to:

Lounge Area 13'1" x 10'9" (3.99 x 3.28)



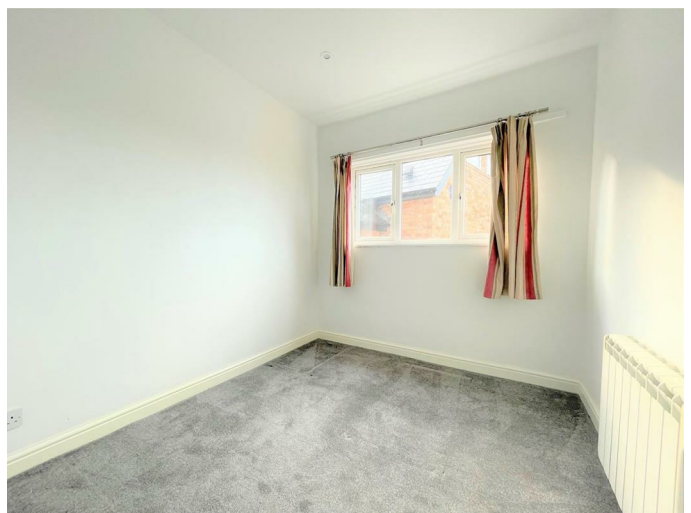
High pitched ceiling with two double glazed velux windows. Amtico flooring with under floor heating. Double glazed French doors opening out to the rear garden. Double glazed window to the rear aspect. Television point and telephone point.

Bedroom One 12'2" x 9'10" (3.71 x 3.02)



Double glazed window to the rear aspect. Electric panel radiator. Inset ceiling down lighters.

Bedroom Two 8'9" x 8'0" (2.67 x 2.44)



Double glazed window to the side elevation. Electric panel radiator. Inset ceiling down lighters.

Bathroom



Brand new white suite comprising: Panelled bath with electric shower fitment over, pedestal wash hand basin and low level WC. Tiled flooring with under floor heating. Extractor fan. Two opaque double glazed windows. Airing cupboard housing lagged hot water tank.

Outside



To the front of the property is a gravelled area providing parking for one or two cars. There are steps up to the front door. Directly to the rear of the house is a decked and gravelled patio area with timber sleeper steps leading up to a long lawn bordered by high hedging and affording a good deal of privacy. There is a timber garden shed and pedestrian gated access at the rear.

Additional Information

Council tax band B

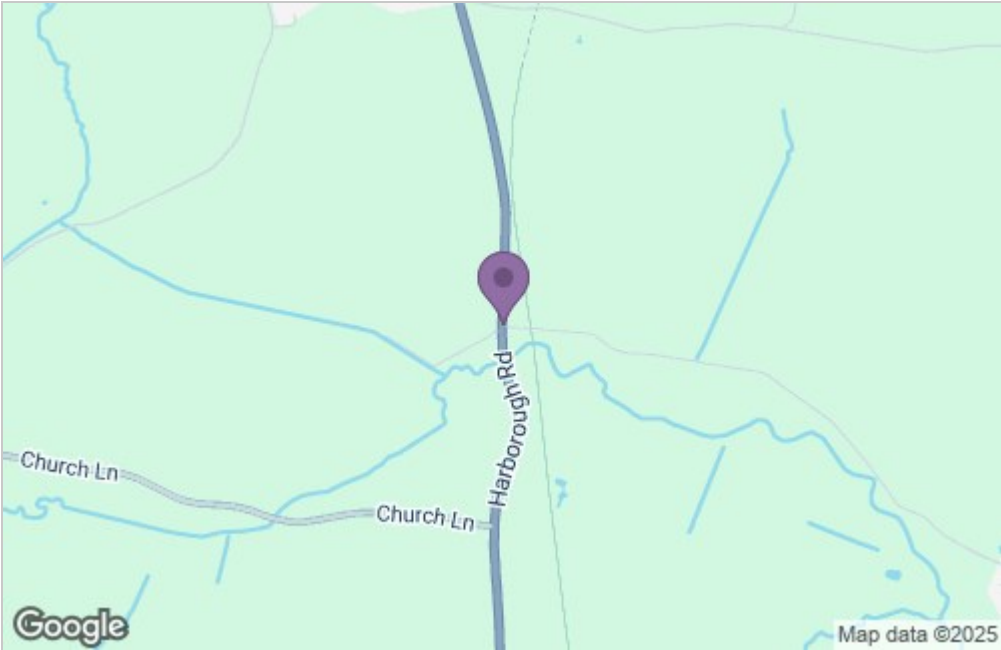
Holding deposit based on rent of £975pcm £225

Damage deposit based on rent of £975pcm £1125

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

Floor Plan

Area Map



Energy Efficiency Graph

