

Ivy Cottage Stores Lane, Fleckney, LE8 8AT



£1,150 Per Month

A delightful end of terrace cottage pleasantly situated in a quiet backwater part of the village, close to the church. The gas centrally heated and double glazed accommodation is very well maintained and presented, and briefly comprises:- Lounge, fitted kitchen and dining area, landing, three bedrooms and bathroom. There is also a private garden and allocated off road parking. The property will be offered unfurnished and will be available from December.

Service without compromise

Lounge 16'1" x 13'9" (4.90m x 4.19m)



Accessed via stained glass and leaded timber front door. Double glazed window to the front elevation. Stairs rising to the first floor. Feature ornate ceiling rose and coving. Exposed timber flooring. Television point. Radiator. Door to:-

Kitchen Area 14'3" x 11'4" (4.34m x 3.45m)



Fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob with extractor fan over. Space and plumbing for automatic dishwasher. Double glazed window to the side elevation. Opening through to:-

Dining Area 10'8" x 9'11" (3.25m x 3.02m)



Built in cloaks cupboard also housing plumbing for automatic washing machine. Radiator. Sliding double glazed patio doors opening out to the rear garden.

First Floor Landing

Timber balustrade. Doors to rooms.

Bedroom One 13'10" x 9'4" (4.22m x 2.84m)



Two double glazed windows to the front aspect. Built in double wardrobe. Radiator.

Bedroom Two 14'10" x 7'6" (4.52m x 2.29m)



Double glazed window to the side elevation. Radiator.

Bedroom Three 11'4" x 6'5" (3.45m x 1.96m)



Double glazed window to the rear aspect. Access to insulated and boarded loft space. Radiator.

Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled flooring. Airing cupboard housing gas fired combination central heating boiler. Opaque double glazed window.

Outside



To the front of the property is a small covered storm porch.

The rear garden is laid mainly to lawn with a paved patio area and timber lap fencing. To the rear of the garden is a single allocated parking space.

Additional Information

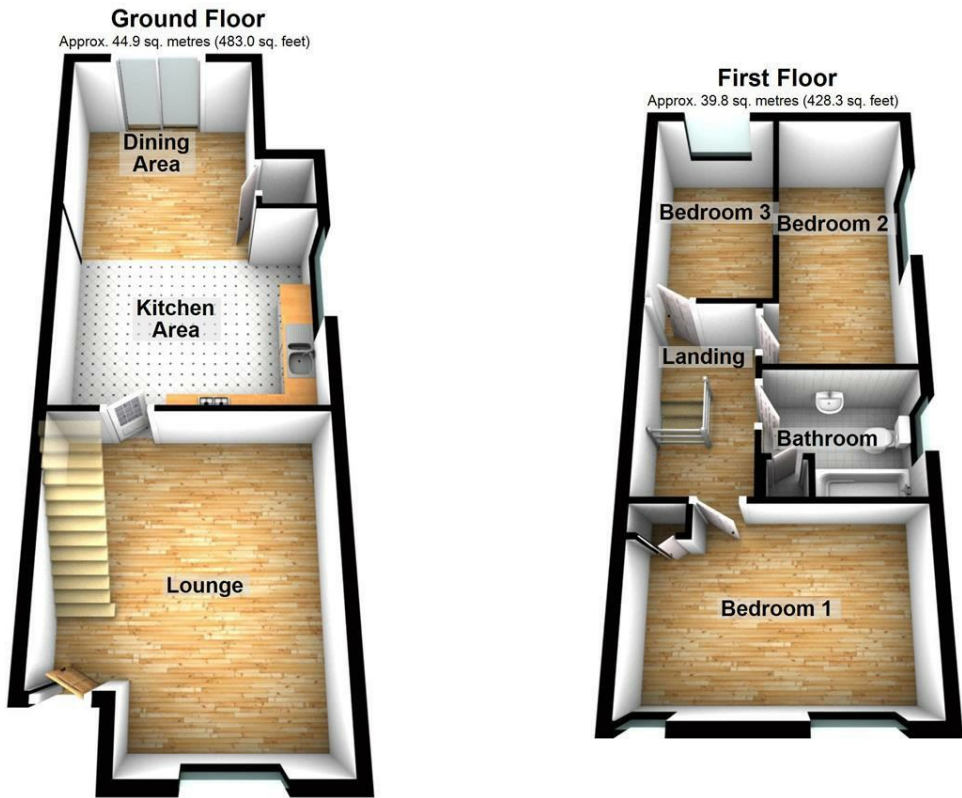
Council tax band B

Deposit based on rent of £1150 per calendar month of £1326

Holding deposit £265

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

Floor Plan



Total area: approx. 84.7 sq. metres (911.3 sq. feet)

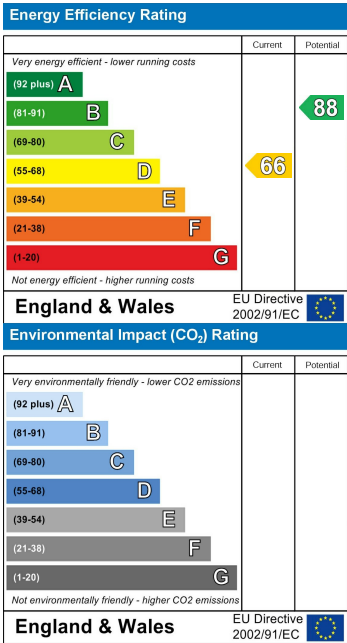
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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