

Melbreak 4 Church Lane, East Carlton, LE16 8YA



£1,375 Per Month

Situated in a most delightful area on the edge of the village, close to the country park, is this well presented and substantial detached bungalow. The accommodation has oil fired central heating and double glazing, and briefly comprises: Entrance hall, lounge, dining room, small sun room, kitchen, utility room, side lobby, three good sized bedrooms, cloakroom/WC and family bathroom. There is also ample parking, good sized private gardens and garage. The property is offered unfurnished and available early January 2026.

Service without compromise

Entrance Hall

Timber front door with opaque glazed panel. Opaque glazed window. Access to loft space. Doors to rooms.

Kitchen 13'8" x 8'8" (4.17m x 2.64m)

Newly fitted kitchen with modern range of base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted freestanding electric cooker. Stainless steel one and a half sink and drainer. Space and plumbing for automatic dishwasher. Radiator. Double glazed window to the front elevation. Doorway to:-

Utility Room 7'5" x 5'8" (2.26m x 1.73m)

Double glazed window to the front elevation. Laminated work surface. Space and plumbing for automatic washing machine. Modern oil fired central heating boiler. Door to:-

Side Lobby

Doors to front and rear garden. Two double glazed windows. Door to garage.

Lounge 16'3" x 14'4" (4.95m x 4.37m)

Double glazed window to the rear aspect. Two radiators. Television points. Door to hall and glazed double doors to:-

Dining Room 10'7" x 9'4" (3.23m x 2.84m)

Double glazed window to the side elevation. Radiator. French doors to:-

Sun Room 6'0" x 5'0" (1.83m x 1.52m)

Double glazed windows to the rear and side aspects.

Bedroom One 15'11" x 11'5" (4.85m x 3.48m)

Double glazed windows to the rear and side elevations. Fitted wardrobes and dressing table. Radiator.

Bedroom Two 11'8" x 10'0" (3.56m x 3.05m)

Double glazed windows to the front and side elevations. Fitted wardrobe. Radiator.

Bedroom Three 11'4" x 8'11" (3.45m x 2.72m)

Double glazed window to the rear aspect. Radiator. Telephone point.

Bathroom

Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Built in linen cupboard. Radiator. Electric shaver point. Opaque double glazed window.

Cloakroom/WC

Wash hand basin. Low level WC. Radiator. Complementary tiling. Window to the side elevation.

Outside

The property is approached via a private tarmacked driveway providing parking for up to four cars. There is a good sized front garden laid mainly to lawn with borders and a barked area. There is a storm porch with outside lighting and gated side access to the rear.

The rear garden is private and is laid mainly to lawn with well stocked borders and a paved patio area. It is enclosed by picket fencing and adjoins open land to the rear.

Garage 17'10" x 9'2" (5.44m x 2.79m)

Power. Lighting. Up and over front door. Personal door to the side lobby.

Additional Information

Council tax band D

Holding deposit based on £1375pcm = £317

Damage deposit based on £1375pcm = £1586

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

Floor Plan

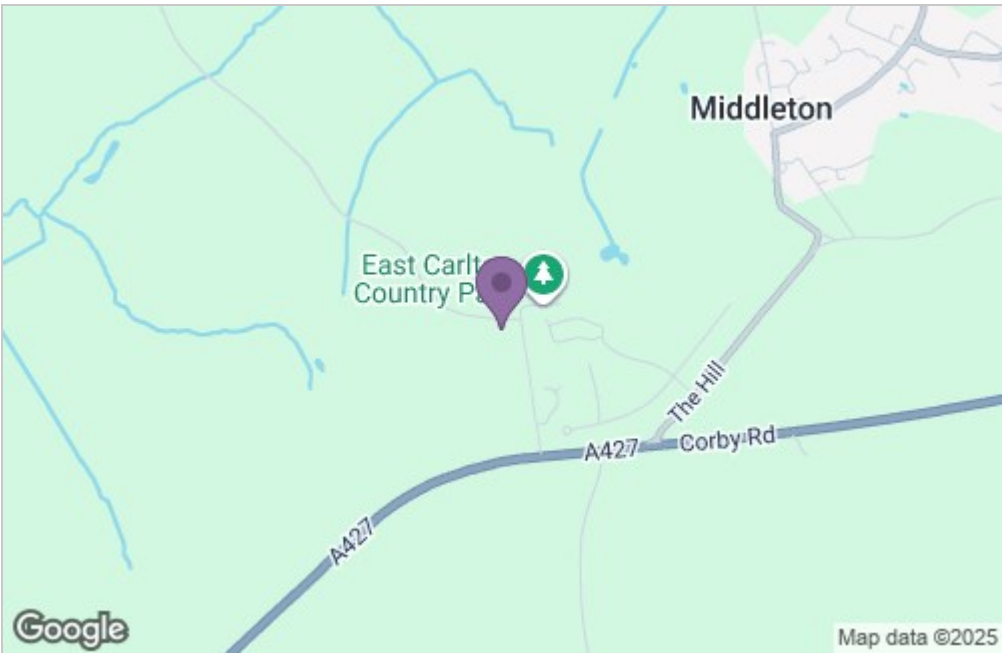


Total area: approx. 119.5 sq. metres (1286.3 sq. feet)

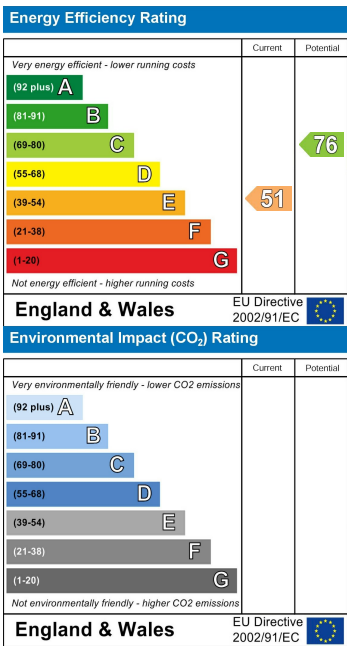
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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