



- Detached House
- 4 Bedrooms
- En-suite Shower Room
- Lounge

- Kitchen/Diner
- Dining Room
- Large Conservatory
- EPC Band D

Baldwin Avenue, Bottesford, DN16 3TF,
Monthly Rental Of £1,200





Situated on Baldwin Avenue in the popular location of Bottesford, Starkey&Brown is pleased to offer TO LET this modern 4 bedroom detached house. The accommodation comprises 4 good sized bedrooms, a family bathroom and an en-suite to the first floor, whilst downstairs boasts a lounge/diner, kitchen/diner, large conservatory and downstairs WC. Outside the property has a driveway and garage with large gardens. Holding Fee £276- and Deposit £1,384



Hallway

Having uPVC double glazed door to front elevation, radiator, staircase to first floor and understairs cupboard.

Living Room

16' 5max" x 10' 0max" (5.00m x 3.05m)

Having uPVC double glazed bay window to the front elevation and radiator.

Dining Room

8' 11" x 9' 1" (2.72m x 2.77m)

Having uPVC double glazed French doors to the rear elevation and radiator.

Kitchen/Diner

9' 10" x 9' 4" (2.99m x 2.84m)

With a range of base and wall units, oven and gas hob with extractor fan over, stainless sink, tiled splashbacks, uPVC double glazed windows to the rear elevation and radiator.

Kitchen/Breakfast Room

9' 10" x 5' 11" (2.99m x 1.80m)

Having uPVC double glazed window to the rear elevation, uPVC double glazed door to the side elevation and radiator.

WC

Having double glazed window to front elevation, low level WC, hand wash basin and radiator.

Master Bedroom

15' 5max" x 13' 2max" (4.70m x 4.01m)

With En-suite, uPVC double glazed window to the front elevation and radiator.

En-suite

5' 4" x 5' 4" (1.62m x 1.62m)

Having double glazed window to side elevation, shower cubicle, low level WC and radiator.

Bedroom 2

10' 1" x 8' 3" (3.07m x 2.51m)

Having uPVC double glazed window to the front elevation and radiator.

Bedroom 3

8' 7" x 8' 3" (2.61m x 2.51m)

With uPVC double glazed window to the rear elevation and radiator.

Bedroom 4

8' 7" x 8' 9" (2.61m x 2.66m)

Having uPVC double glazed window to the rear elevation and radiator.

Bathroom

5' 8" x 7' 7" (1.73m x 2.31m)

Having uPVC double glazed window to rear elevation, low level WC, panelled bath, radiator and pedestal wash hand basin.

Outside Rear

To the rear of the property is a conservatory and lawned area.

Outside Front

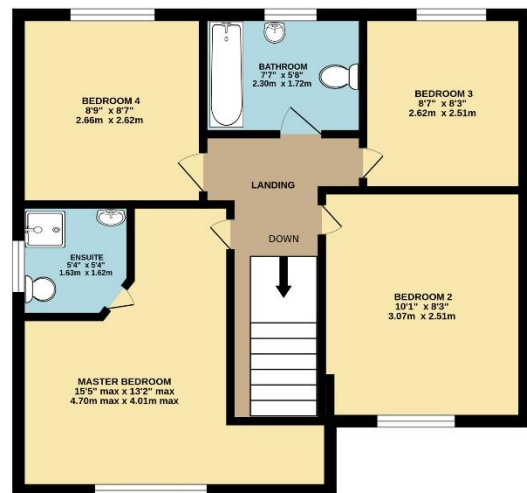
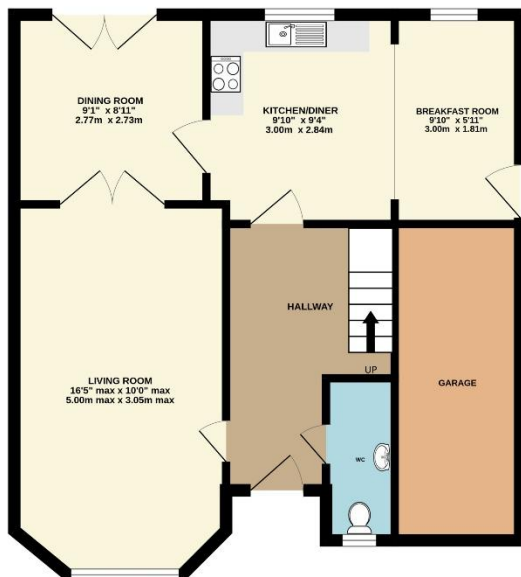
To the front of the property there is a driveway, integral garage and lawned area.





GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.

1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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