



- Detached Bungalow
- Very Well Presented Throughout
- Pleasant Cul-De-Sac Position

- 2 Double Bedrooms
- Modern Kitchen & Bathroom
- Driveway & Garage

St. Marks Avenue, Cherry Willingham, LN3 4LX
Monthly Rental Of £1,000





****AVAILABLE NOW**** Starkey&Brown is pleased to offer for rent this well presented detached bungalow located at the end of a pleasant cul-de-sac within the popular village of Cherry Willingham. Having new windows and doors, new kitchen and bathroom, central heating boiler, plastering, flooring and decor, the accommodation briefly comprises of entrance hallway, 15ft lounge, modern kitchen with a range of fitted appliances, 2 double bedrooms and modern shower room. Outside the property offers a generous driveway, a single garage and a fully enclosed garden to the rear. Council tax band: B. EPC Rating D. Holding deposit £230.00. Deposit £1153.00 B



Entrance Hallway

Having side entrance door, laminate wood effect flooring, large storage cupboard, radiator and access to boarded and insulated loft, loft ladder and lighting.

Lounge

15' 0" x 11' 10" (4.57m x 3.60m)

Having coal effect gas fireplace with granite effect hearth and inset and wooden surround, laminate wood effect flooring and radiator.

Kitchen

10' 0" x 9' 7" (3.05m x 2.92m)

Having a range of matching wall and base units, larder unit, single drainer stainless steel sink unit with mixer taps over, built-in eye level oven, ceramic hob with cooker hood over, additional microwave oven, integral dishwasher, integral full height fridge freezer, laminate wood effect flooring, contemporary style vertical radiator and door leading into porch.

Bedroom 1

13' 2" x 8' 1" (4.01m x 2.46m)

Having laminate wood effect flooring and radiator.

Bedroom 2

13' 3" x 8' 7" (4.04m x 2.61m)

Having laminate wood effect flooring and radiator.

Shower Room

Having 3 piece suite comprising large tile shower cubicle with mains fed rainfall shower, additional handheld shower and sliding glass shower door, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, heated towel rail and fully tiled walls.

Outside Front

To the front of the property there is a lawned garden area and concrete driveway with space for several vehicles extending to side and garage. Secure gate at side leading to rear garden.

Garage

19' 6" max x 9' 1" (5.94m x 2.77m)

Being of concrete construction with double wooden doors, power and light and workshop area to rear.

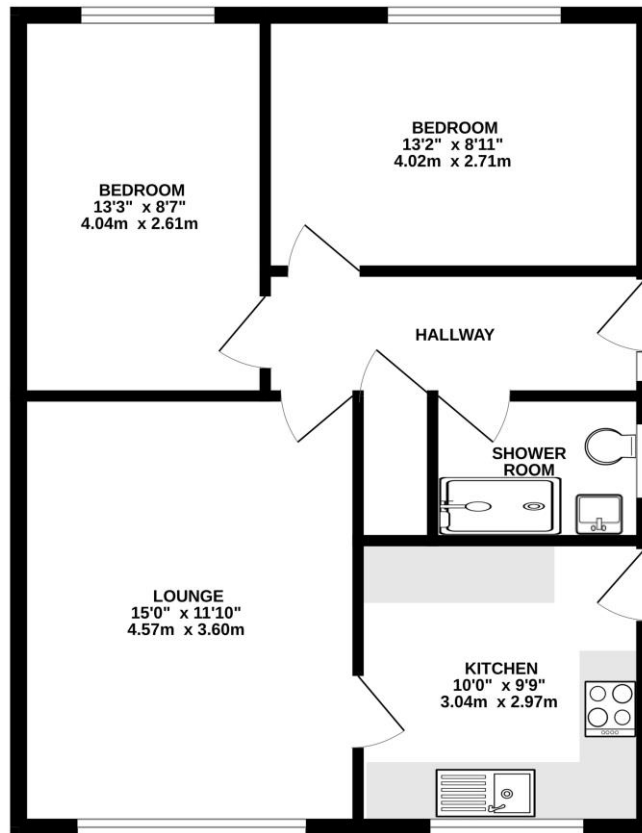
Outside Rear

To the rear of the property there is a fully enclosed garden which offers an excellent degree of privacy and comprising lawn with patio area.





GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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