

5 Botany Lane,
Lepton HD8 0NE

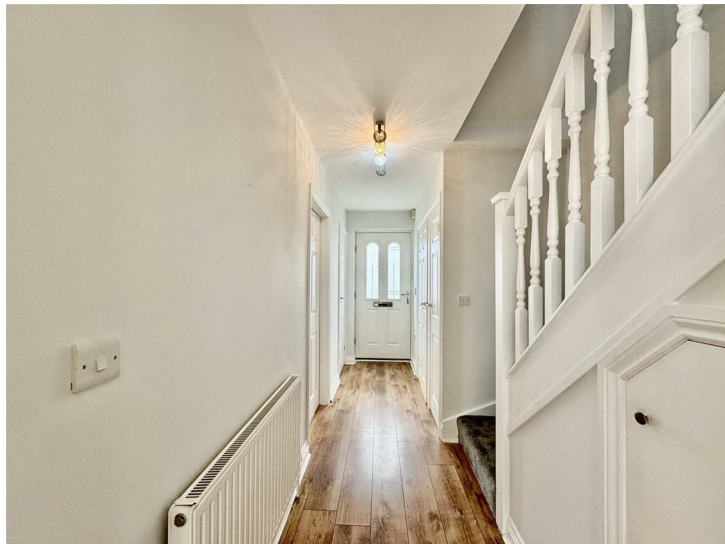
PER MONTH
£1,200 Per Month



AVAILABLE FROM OCTOBER, UNFURNISHED, NO
SMOKERS, BOND £1380, COUNCIL TAX BAND B, ENERGY
RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a part glazed composite door into this welcoming entrance hallway with laminate flooring underfoot and space to remove outdoor clothing. A staircase with a timber balustrade ascends to the first floor landing and doors lead through to the dining kitchen, living room, ground floor W.C and two cupboards provide ample storage for household items.

DINING KITCHEN 14'1" max x 8'8" max



An attractive dining kitchen, with cream shaker style wall and base units, complemented by contrasting worktops with matching upstands and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven and a five ring gas hob with extractor fan over, fridge freezer and a dishwasher. There is plumbing for a washing machine and space for a table and chairs if desired.

Finished with spot lighting, vinyl tile flooring and a window which overlooks the front drive and the country lane beyond. A door leads through to the entrance hallway.



LIVING ROOM 15'11" max x 14'3" max



This neutrally decorated and spacious room really is the heart of the home, making it ideal for modern family life. There is plenty of room for a family dining table and chairs and a great size living area with ample space for living room furniture. A window and patio doors flood the room with natural light and is the ideal place to take in the views across the garden. Doors open to an understairs storage cupboard and back through to the entrance hallway.



GROUND FLOOR W.C 4'7" max x 2'10" max



Accessed off the entrance hallway is a handy ground floor W.C which has a low level W.C, wall mounted hand wash basin and laminate flooring underfoot.

FIRST FLOOR LANDING



Stairs with a timber balustrade ascend from the entrance hallway to the first floor and doors lead through to three bedrooms (one with ensuite shower room) and the house bathroom. A cupboard provides storage and a ceiling hatch provides access into the loft space.

BEDROOM ONE 12'4" max x 10'9" max



Positioned at the front of the property with far reaching countryside views is this light and airy double bedroom with a bulk head storage cupboard, space for freestanding bedroom furniture, doors lead through to the ensuite shower room and onto the first floor landing.

ENSUITE SHOWER ROOM 6'11" max x 6'2" max



The shower room comprises of a shower cubicle with a glass screen, pedestal hand wash basin and a low flush W.C. The room has partially tiled walls and complimentary tile flooring underfoot. A door leads through to bedroom one.

BEDROOM TWO 11'9" max x 8'9" max



Positioned to the rear of the property with views over the garden below is another good size double bedroom which is neutrally decorated, has space for freestanding furniture and a door leads onto the landing.

BEDROOM THREE 8'2" max x 6'9" max



A bright single bedroom positioned to the rear of the property with garden views. Having space for freestanding furniture and a door leads onto the landing.

BATHROOM 8'9" max x 5'5" max



The bathroom is partially tiled and comprises of a bath with shower over and a glass screen, pedestal hand wash basin with mixer tap over and a low level W.C. There is complementary vinyl flooring underfoot and a roof light window. A door leads onto the landing.

REAR GARDEN



Accessed through patio doors from the living room is a good size, fence enclosed and well maintained lawn garden, providing a wonderful space to dine out and entertain with family and friends.

EXTERNAL FRONT AND PARKING



To the front of the property is a shared driveway with parking for two vehicles.

LETTINGS INFORMATION

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

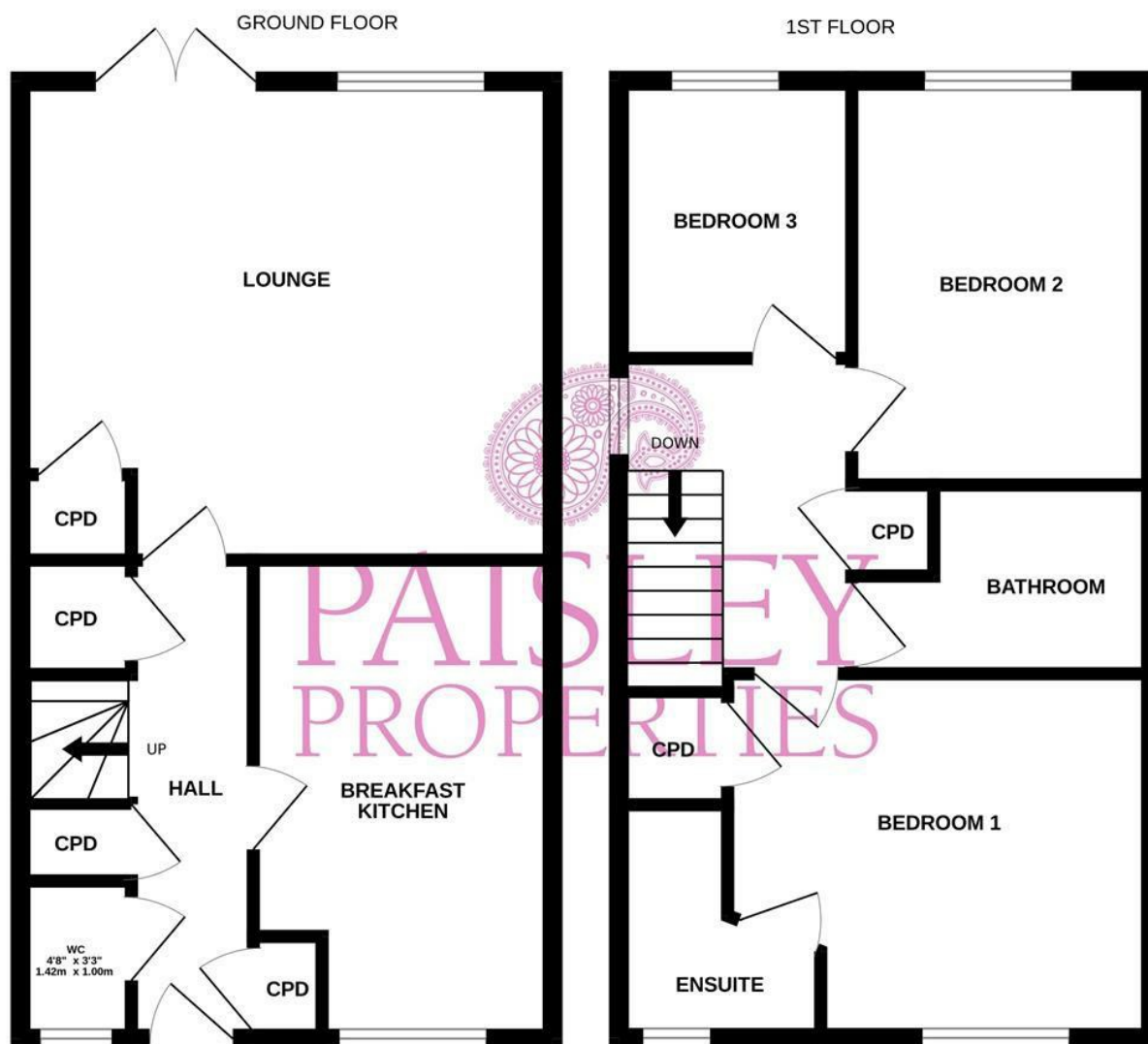
PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

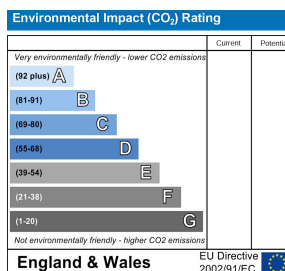
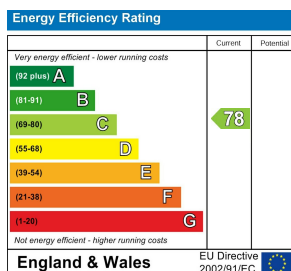
MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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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