

Stokenhold Hall Lane, Bitteswell, LE17 4LN



£1,550 Per Month

Situated in a delightful rural location is this substantial single storey barn conversion which has recently been completed to an extremely high standard.

The oil centrally heated accommodation comprises: Porch, hall, fitted kitchen/breakfast room, utility room, dining room, lounge, master bedroom with en-suite shower room, guest bedroom with en-suite bathroom, third double bedroom, and bathroom.

Outside there is a private cobbled courtyard providing parking, a single garage, and private lawned wraparound garden.

The property is offered unfurnished and is available immediately. No pets.

Porch

Accessed via opaque double-glazed composite front door with opaque double-glazed picture window. Radiator. Tiled flooring. Built in cloaks cupboard. Door to dining room. Door to entrance hall.

Entrance Hall

Herringbone French oak style effect flooring. Radiator. Access to loft space. Doors to rooms.

Dining Room 16'4" x 10'9" (4.98m x 3.28m)

Two double-glazed windows to side elevation. Further double-glazed picture window. Radiator. Double-glazed French door opening out to the rear garden. Inset ceiling downlights. Television point. Door to kitchen/breakfast room.

Kitchen/Breakfast Room 20'3" x 9'7" (6.17m x 2.92m)

Double-glazed window to front and side elevations. Laminated work surfaces with complimentary tiled splash backs. Fitted base and wall units. Fitted electric free standing cooker with extractor fan over. Stainless steel single sink and drainer. Space and plumbing for automatic dishwasher. Space and point for undercounter fridge. Tiled flooring. Ceiling inset down lights. Radiator. Door to utility room.

Utility Room 9'8" x 5'9" (2.95m x 1.75m)

Laminated work surfaces with complimentary tiled splash backs. Fitted base and wall units. Space and plumbing for automatic washing machine. Oil fired boiler. Storage cupboard. Space for a condensing tumble dryer. Door to garage.

Lounge 14'8" x 13'4" (4.47m x 4.06m)

Double-glazed French doors opening out to the garden. Double-glazed windows to the side and rear elevations. Radiator. Television point. Telephone point.

Bedroom One 14'11" x 10'7" (4.55m x 3.23m)

Double-glazed window to the front elevation. Television point. Two wall lights. Inset ceiling down lights. Radiator. Door to en-suite shower room.

En-Suite Shower Room

Double shower cubicle with electric shower fitment. Wash hand basin with vanity unit below. Low level wc. Complimentary tiling. Heated towel rail. Opaque double-glazed window. Mirrored vanity unit with lights,

anti-steam heating and speakers which link to Bluetooth. This also includes a shaver point inside.

Bedroom Two 13'1" x 10'7" (3.99m x 3.23m)

Double-glazed window to the rear elevation. Radiator. Two wall lights. Television point. Built in wardrobe. Door to en-suite bathroom.

En-Suite Bathroom

Panelled bath with electric shower fitment over. Wash hand basin with vanity unit below. Low level wc. Complimentary tiled walls and flooring. Heated towel rail. Extractor fan. Opaque double-glazed window. Mirrored vanity unit with lights, anti-steam heating and speakers which link to Bluetooth. This also includes a shaver point inside.

Bedroom Three 10'7" x 9'10" plus recess (3.23m x 3.00m plus recess)

Double-glazed window to the front elevation. Radiator. Two wall lights. Television point. Telephone point.

Bathroom

Panelled bath with electric shower fitment over. Wash hand basin. Low level wc. Complimentary tiled walls and flooring. Heated towel rail. Extractor fan. Mirrored vanity unit with lights, anti-steam heating and speakers which link to Bluetooth. This also includes a shaver point inside.

Garage 19'0" x 10'7" (5.79m x 3.23m)

Remote controlled up and over door. Power. Lighting. Airing cupboard housing hot water cylinder.

Outside

Front

To the front of the property a wooden five bar gate leads to a walled courtyard providing ample parking. Outside lighting. Further slate tiled patio area with bench.

Rear and Side Gardens

Mainly laid to lawn with block paved patio areas. Outside lighting. Electric points. Gardens are enclosed by high brick walling and are private.

Additional Information

Council tax band: Awaiting banding
Holding deposit based on £1550 rent per calendar month amounting to £357



Damage deposit based on £1550 rent per calendar month amounting to £1788

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

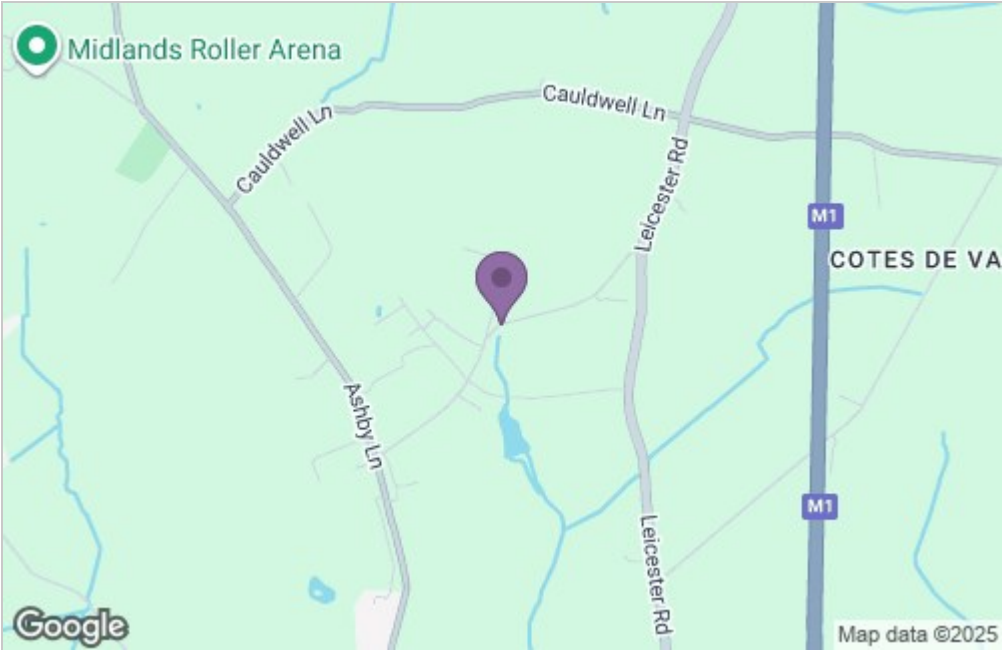
Service without compromise

Floor Plan

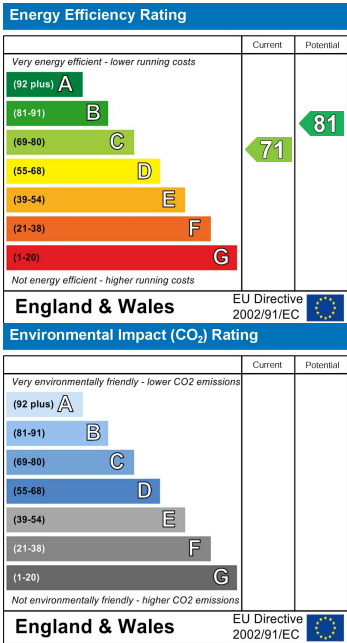


Total area: approx. 145.2 sq. metres (1563.1 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise