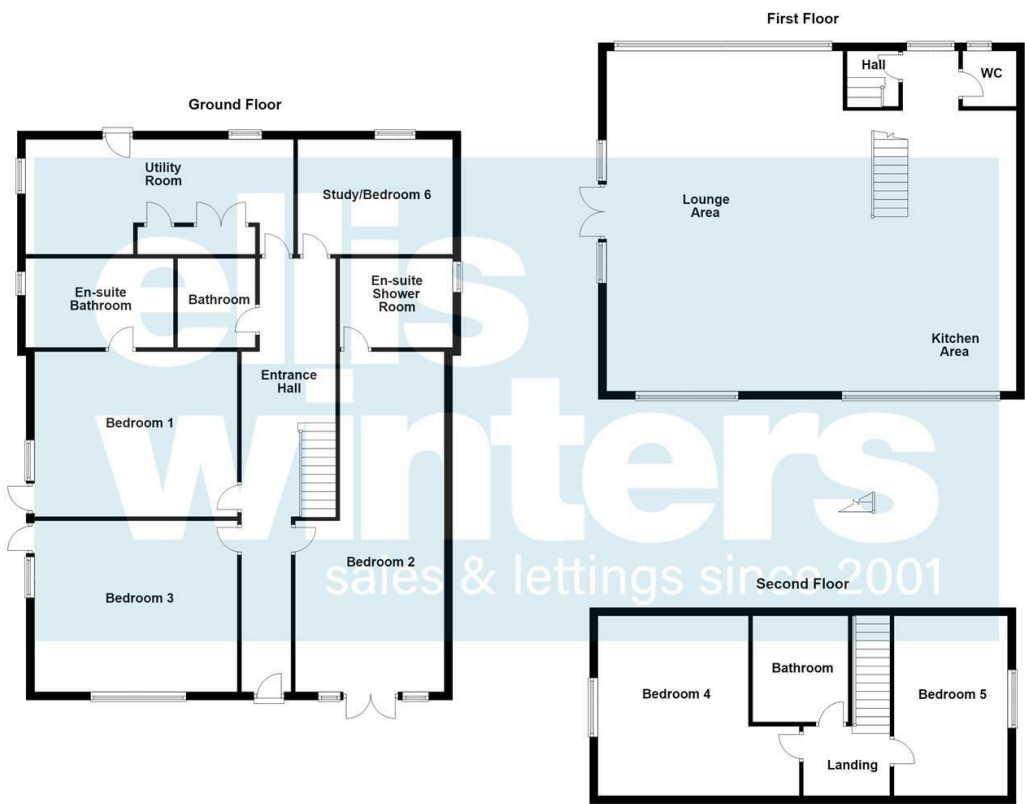




Ground Floor	Bedroom 4
Front entrance door to:	4.93m (16'2") x 4.41m (14'5")
Entrance Hall	Bedroom 5
Bedroom 1	4.43m (14'6") x 2.77m (9'1")
5.00m (16'5") x 4.04m (13'3")	Triple glazed window to side, radiator, oak flooring.
En-suite Bathroom	Bathroom
Bedroom 2	Outside
8.32m (27'4") x 3.64m (11'11") max	The property benefits from allocated off road parking and a garden laid to lawn.
En-suite Shower Room	Agents Note
Bedroom 3	Internal photos were taken before current tenant moved in. Additional internal photos to follow once tenant moves out.
4.97m (16'4") x 4.18m (13'9")	Further Information
Study	Council Tax Band: D
3.79m (12'5") x 2.81m (9'3")	EPC Rating: B
Utility Room	Minimum annual income to pass referencing: £67,500
6.56m (21'6") x 2.81m (9'3")	Disclaimer
Bathroom	All property details, photographs, floor plans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith, but should be independently verified.
First Floor	
Lounge/Kitchen Area	
10.03m (32'11") x 8.32m (27'4")	
Cloakroom	
Hall	
Second Floor	
Landing	
Oak flooring.	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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£2,250 PER CALENDAR MONTH
PADGETTS LANE
FENTON, PE28 2FT

PROPERTY SUMMARY

A substantial barn conversion which tastefully blends modern living with period charm. The versatile accommodation, which is in excess of 2800 sq ft, is set over three floors and briefly comprises of five/six bedrooms, an impressive first floor living/kitchen area, four bathrooms and a utility room. The top floor is arranged to provide a master/ ensuite dressing room. The property, which also boasts views over rolling countryside and features exposed brickwork and original beams, includes off-road parking and a garden. Available mid-August. Deposit £2,595.

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