LAMB & CO

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Inspired by property, driven by passion.









HIGH STREET, THORPE-LE-SOKEN, CO16 0DY

£1,250 PCM

Lamb & Co are proud to present this deceptively spacious 3 bed detached cottage dating back to the 18th century. Located in the heart of the popular village of Thorpe-Le-Soken, the cottage also benefits from pleasant rear garden and off-road parking to rear. Available now.

- Available Now
- Three Bedrooms
- Council Tax C
- Guarantor Required
- Off-Road Parking
- 18th Century Cottage
- EPC E

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Entrance Hallway
Storage room. Radiator. Wall hung gas combination boiler.

Kitchen
9'1 x 11'9 (2.77m x 3.58m)
Floor and eye level units with hard wood work tops, and tiled splash back. Integrated oven and gas hob with extractor over. Butler Sink. Space for washing machine and tall fridge freezer. Tile flooring. Radiator. Windows to either side of the property. UPVC door to garden.

Dinning Room
9'5 x 13'0 (2.87m x 3.96m)
Laminate flooring. Radiator. Double glazed window to side of the property. Doors to conservatory.

Conservatory
9'0 x 6'0 (2.74m x 1.83m)
Fully glazed with door to rear garden.

Second Reception Room
9'3 x 9'10 (2.82m x 3.00m)
Laminate flooring. Double glazed window to side. Stairs to first floor.

Lounge
11'4 x 10'5 (3.45m x 3.18m)
Wooden flooring. Double glazed window to front of the property. Entrance door to front of the log burner, into second reception room.

Bedroom Two
9'10 x 10'5 (3.00m x 3.18m)
Harwood flooring. Radiator with cover. Double glazed window to front of the property.

Bedroom Three
9'6 x 9'7 (2.90m x 2.92m)
Stairs into bedroom three. Carpeted. Radiator. Vaulted ceiling. Timber framed window to the rear of the property.

Bedroom One
13'3 x 10'8 (4.04m x 3.25m)
Carpeted. Radiator. Built in storage cupboard. double glazed window to the front of the property.

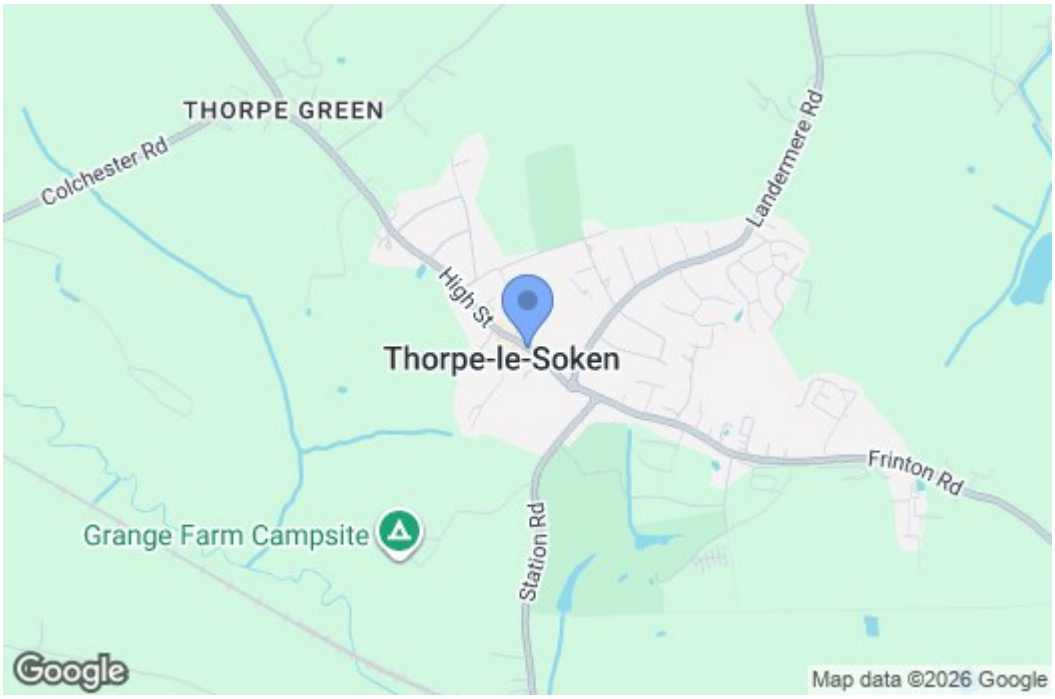
Bathroom
6'4 x 6'0 (1.93m x 1.83m)
Comprising of a white suite. Bath with side panel. Shower hose over the bath. Fitted bath screen. Pedestal Basin. Low level WC. Vinyl flooring. Radiator. Double glazed window to front of the property.

Outside Rear
Hard standing area with remainder laid to lawn. Enclosed pane fence with shingled area for one off road parking space.

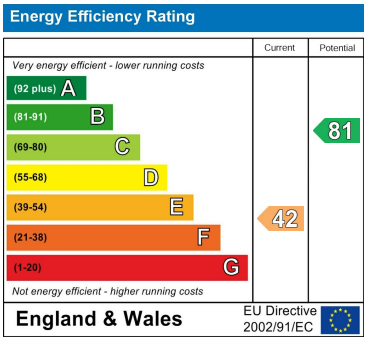
Front Of Property

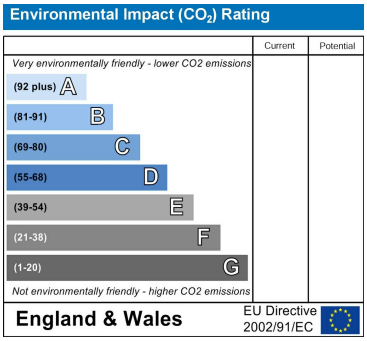
Agents Note Lettings
PLEASE NOTE - All of our rental properties require 5 week rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



EPC Graphs





Floorplan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.