



Church Farm Lane, Steeple Morden, Royston, SG8 0NL

RENT: £2,500 pcm

DEPOSIT: £2,880

AVAILABLE: 11th May 2026

EPC RATING: C

COUNCIL TAX: G

VIEWING NOTES:

ENTRANCE PORCH Fully enclosed uPVC double glazed entrance porch with windows and tiled floor.

ENTRANCE HALLWAY Wooden flooring, double radiator, understairs cupboard, smoke detector, ceiling lights.

CLOAKROOM White suite comprising low level toilet, pedestal wash hand basin with splash back. Mirror. uPVC double glazed window to front. Tiled floor.

LOUNGE A large bright room overlooking the rear garden with uPVC double glazed patio doors to rear. uPVC double glazed windows to side. Feature open fire with surround, decorative only and not to be used. Two double radiators and one single radiator. Spotlights. Wooden flooring.

KITCHEN/BREAKFAST ROOM A range of white gloss wall and base units with breakfast bar and inset sink with mixer tap. Integral dishwasher and fridge/freezer. Under counter and low level lighting. Ceramic induction hob with extractor hood over. Double radiator. Tiled flooring, spotlights, uPVC double glazed patio doors to rear.

UTILITY ROOM Dishwasher, space and plumbing for washing machine and dryer. Stainless steel sink with mixer tap. Shelves and extensive storage cupboards. Tiled flooring. Spotlight. Velux window. uPVC double glazed window to rear, Coat hooks. uPVC double glazed door to rear garden. Door to garage. Door to lounge.

DINING ROOM uPVC bay fronted double glazed window to front. Double Radiator. Pendant light. Wooden flooring.

STUDY uPVC bay fronted double glazed window to front. Double Radiator. Pendant light. Wooden flooring. Shelving.

STAIRS AND LANDING Split level landing. uPVC double glazed windows to front. Pendant light. Carpet. Airing cupboard housing hot water cylinder. Smoke detector.

MASTER BEDROOM uPVC double glazed window to rear. Built in cupboards. Double radiator. Carpet. Pendant light.

ENSUITE SHOWER ROOM White suite comprising corner shower cubicle. Built in low level toilet, inset sink with vanity unit with mirror. uPVC double glazed window to rear. Part tiled walls. Chrome heated towel rail. Spotlights. Laminate flooring.

BEDROOM TWO uPVC double glazed window to rear. Built in cupboards. Double radiator. Carpet. Pendant light.

BEDROOM THREE uPVC double glazed window to front. Double radiator. Carpet. Ceiling lights.

BEDROOM FOUR uPVC double glazed window to front. Double radiator. Carpet. Ceiling lights.

FAMILY BATHROOM White suite comprising corner shower cubicle. Panel enclosed bath. Low level toilet. Inset sink with vanity unit with mirror. uPVC double glazed windows to front. Tiled walls. Chrome heated towel rail. Spotlights. Tiled floor.

DRIVEWAY & FRONT GARDEN In and out driveway. Grassed area with shrubs.

DOUBLE GARAGE Housing fuse board, meter for solar panels and oil fired boiler.

REAR GARDEN Partly laid to lawn with brick built shed. Patio area with steps leading to walled seating area. Gate to side access. Oil tank. Raised planters. Undercover storage.

Energy performance rating C. Council tax band G.

Professionals only. No smokers. No sharers. No students. Government benefits considered on application and subject to a guarantor.

Please note that the tenant is responsible for all utility bills and council tax.

There is a broadband connection to this property - speed strengths may vary across different providers with further details available at Ofcom. There is mobile phone signal coverage to this property - signal strengths may vary across different providers.

LOCAL INFORMATION – Steeple Morden lies in Cambridgeshire (despite being close to the Hertfordshire border) in the south-western corner of the county, about 14 miles south-west of Cambridge.

It is served by the Ashwell & Morden railway station (in the hamlet of Odsey) on the Hitchin–Royston–Cambridge line, giving rail access.

There is one public house and Steeple Morden CofE Primary School for children age range of 4-11 years.