



Ground Floor
Front entrance door to:

Entrance Hall
Feature window to front, storage cupboard, under stairs storage cupboard, radiator, ceiling spotlights, stairs leading to first floor.

Cloakroom
Fitted with a two piece suite comprising, a wash hand basin, and WC, extractor fan, tiled splashbacks, radiator, ceiling spotlights.

Lounge
5.85m (19'2") x 3.74m (12'3")
Window to front, radiator, ceiling spotlights, double doors opening to rear garden.

Dining Room
3.77m (12'4") x 3.74m (12'3")

Family Room
3.77m (12'4") x 2.85m (9'4")

Kitchen/Diner
5.64m (18'6") x 4.66m (15'3")

Utility Room
2.06m (6'9") x 1.63m (5'4")

First Floor

Landing
Feature window to front, radiator, ceiling spotlights.

Bedroom 1
5.48m (18') x 4.30m (14'1")

Dressing Room
1.72m (5'8") x 1.59m (5'3")

En-suite Shower Room

Bedroom 2
4.36m (14'4") max x 3.77m (12'4")

Bedroom 3
3.84m (12'7") x 2.90m (9'6")

Bedroom 4
3.73m (12'3") x 2.84m (9'4")

Bathroom

Outside
The front garden is laid to lawn and planted with two small trees. A block-paved driveway provides off-road parking and leads to a double garage with two up-and-over doors, power and lighting. Gated side access leads to the fully enclosed westerly-facing rear garden which is mainly laid to lawn and benefits from a patio seating area.

Further Information
Council Tax Band: E
EPC RATING: C
Annual House Income Required To Pass Referencing: Minimum £64,500

Holding Deposit
At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.

Tenant Reference and Credit Checks
As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

Disclaimer
All property details, photographs, floorplans, 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.

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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ONGLANDS CLOSE
WARBOYS, PE28 2FF

PROPERTY SUMMARY

Ellis Winters are delighted to offer this substantial and distinctive barn-style family home, extending to approximately 2,330 sq ft and situated within a modern cul-de-sac development in the popular village of Warboys.

Offering spacious and versatile accommodation throughout, the property briefly comprises four double bedrooms, two bathrooms, three reception rooms, a generous kitchen/diner, a utility room, and a cloakroom.

Externally, the property benefits from a westerly-facing rear garden, while a block-paved driveway and double garage provide ample off-road parking.

Available from the end of October. Deposit £2250

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