

56 Main Street, Ashley, LE16 8HG



£1,200 Per Calendar Month

Situated at the edge of this most picturesque Welland Valley conservation village is this spacious semi detached family home. The property has been re-decorated and has had new carpets fitted. The gas centrally heated accommodation comprises: Entrance hall, fitted kitchen/breakfast room, rear lobby, utility, downstairs WC, lounge, landing, three bedrooms and shower room. The good sized gardens are private and overlook open countryside to the rear. An additional useful feature is the detached double garage with parking for two cars in front. The property is offered unfurnished and is available late February.

Entrance Hall

Accessed via opaque double glazed front door. Double glazed window to the front elevation. Tiled flooring. Radiator. Thermostat. Radiator. Doors to rooms.

Kitchen/Breakfast Room 12'3" x 11'10" (3.73m x 3.61m)

Range of fitted base and wall units. Solid quartz work surfaces with complementary tiled splash backs. Inset butler sink and moulded drainer. Fitted base electric oven and five ring gas hob with stainless steel extractor hood over. Freestanding upright fridge/freezer. Walk in larder cupboard. Slate tiled flooring with under floor heating. Double glazed window to the rear aspect. Glazed door to:-

Rear Lobby

Tiled walls. Opaque double glazed door leading outside. Door to large coal store and doors to WC and Utility Room.

Downstairs WC

Low level WC. Double glazed window to the rear.

Utility Room 5'8" x 6'4" (1.73m x 1.93m)

Fitted base units. Solid quartz work surface with complementary tiled splash backs. Fitted automatic washing machine. Tiled flooring with under floor heating. Double glazed window to the side elevation.

Lounge 18'9" x 12'5" (5.72m x 3.78m)

Leaded double glazed bay window to the front elevation and double glazed French doors opening out to the rear garden. Feature period style cast iron open fireplace and hearth (not useable). Built in storage cupboard. Two wall lights. Dado rail.

First Floor Landing

Leaded double glazed window to the front elevation. Radiator. Access to loft space. Airing cupboard housing gas fired combination central heating boiler. Doors to rooms.

Bedroom One 11'11" x 11'4" (3.63m x 3.45m)

Double glazed window with views over the rear garden and open countryside beyond.. Radiator. Two wall lights. Television point. Built in wardrobe.

Bedroom Two 10'11" x 10'0" (3.33m x 3.05m)

Leaded double glazed window with views over the rear garden and open countryside beyond. Radiator. Walk in wardrobe. Television point.

Bedroom Three 8'3" x 8'7" (2.51m x 2.62m)

Leaded double glazed window to the front elevation. Radiator. Fitted wardrobe. Television point.

Shower Room

Walk in double shower cubicle with electric shower fitment. Wash hand basin. Low level WC. Slate tiled flooring. Heated towel rail. Opaque double glazed window.

Outside

To the front of the property is a good sized garden which is laid mainly to lawn with hedge borders. There is wide gated side pedestrian access to the rear garden. The rear garden is laid mainly to lawn with a paved patio area. It affords a good deal of privacy being enclosed by high hedging. There is a further gated pedestrian access to a parking area and the double garage.

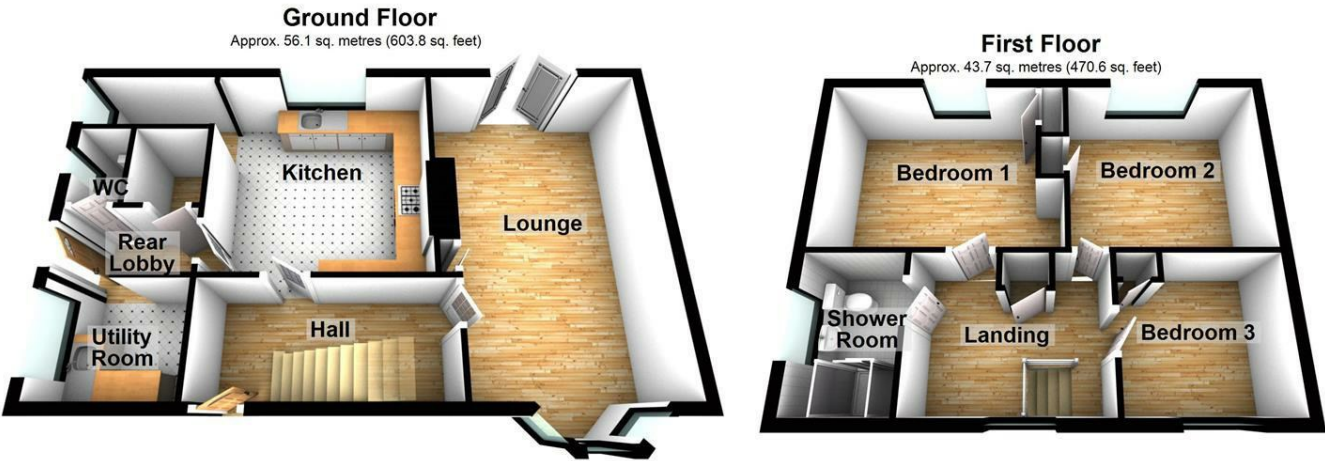
Double Garage

Substantial brick constructed double garage with power, lighting and remote controlled roller door. There is a personal door to the rear garden and parking for two or more cars in front.

Additional Information

Council tax band C
Deposit based on £1200 per calendar month £1384
Holding deposit equivalent to one weeks rent ie £276
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan



Total area: approx. 99.8 sq. metres (1074.4 sq. feet)

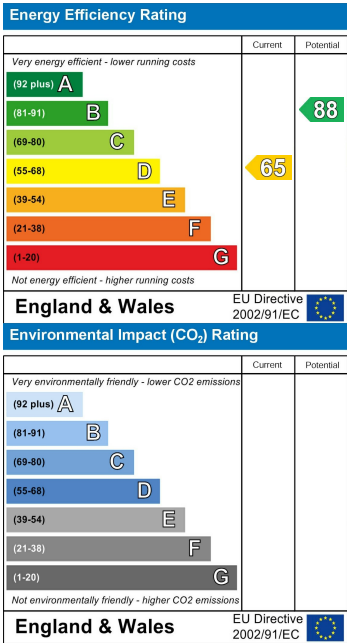
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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