

## 15 Church Street, Sibbertoft, LE16 9UA



**£1,700 Per Month**

Situated in this much sought after village, on the edge of rolling open countryside, is this well proportioned and spacious family home. The accommodation briefly comprises: Entrance hall, cloakroom/WC, lounge, dining room, study, kitchen/breakfast room, utility room, galleried landing, four bedrooms, en-suite shower room and family bathroom.. There is also off road parking, a double garage and a good sized private garden,. The property is available for a 6 month let only and is available now.

*Service without compromise*

Entrance Hall



Accessed via opaque double glazed front door. Cloaks cupboard. Stairs rising to the first floor. Radiator. Doors to rooms.

Cloakroom?WC

Wash hand basin and low level WC. Opaque double glazed window. Complementary tiling. Radiator.

Lounge 17'4" x 12'11" (5.28m x 3.94m)



Double glazed windows to the rear and side elevations and double glazed French doors opening out to the rear garden. Feature open fire and timber surround. Radiator. Television point.

Dining Room 12'8" x 9'5" (3.86m x 2.87m)



Double glazed window to the side. Wood laminate flooring. Radiator. Security alarm panel.

Study 8'6" max x 8'1" max (2.59m max x 2.46m max)



Double glazed windows to the front and side elevations. Fitted laminated desktop. Radiator. Telephone point.

Kitchen/Breakfast Room 13'8" x 8'9" (4.17m x 2.67m)



Double glazed windows to the rear and side elevations. Fitted base and wall units. Oak work tops with complementary splash backs. One and a half sink and drainer. Fitted automatic dishwasher. Fitted range style cooker. Under stairs storage cupboard. Vertical radiator. Wood laminate flooring. Opening to:-

Utility Room 8'5" x 5'9" (2.57m x 1.75m)



Solid oak work surface and splash back. Fitted automatic washing machine and upright fridge/freezer. Radiator. Wood laminate flooring. Multi paned door leading outside.

Galleried Landing



Double glazed window to the front elevation. Airing cupboard housing lagged hot water tank. Access to loft space. Doors to rooms.

Bedroom One 11'8" x 10'0" (3.56m x 3.05m)



Double glazed window to the rear aspect. Radiator. Telephone point. Door to:-

## En-Suite



Double shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Opaque double glazed window.

## Bedroom Two 11'2" x 10'0" (3.40m x 3.05m)



Double glazed window to the side elevation. Radiator.

## Bedroom Three 11'7" x 8'8" (3.53m x 2.64m)



Double glazed window to the rear elevation. Radiator.

## Bedroom Four 8'5" x 7'0" (2.57m x 2.13m)



Double glazed window to the front elevation. Fitted wardrobe. Radiator.

## Bathroom



Panelled bath with mains shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Opaque double glazed window. Radiator.

## Outside



To the front of the property is a block paved forecourt providing parking for approximately two cars. There is gated side pedestrian access to the rear garden.

Directly to the rear of the house is a paved patio and seating area with steps up to a good sized lawn with well stocked borders. The garden is private being enclosed by timber lap fencing, and there is a concealed oil tank.

### **Double Garage 18'11" x 17'7" (5.77mx 5.36m)**

Two up and over doors. Power and lighting. Wall mounted oil fired central heating boiler. Personal door to the rear garden.

## Outside ( Photo 2)



### **Additional Information**

Council tax band F

Damage deposit based on rent of £1700 per calendar month of £1961

Holding deposit of £392

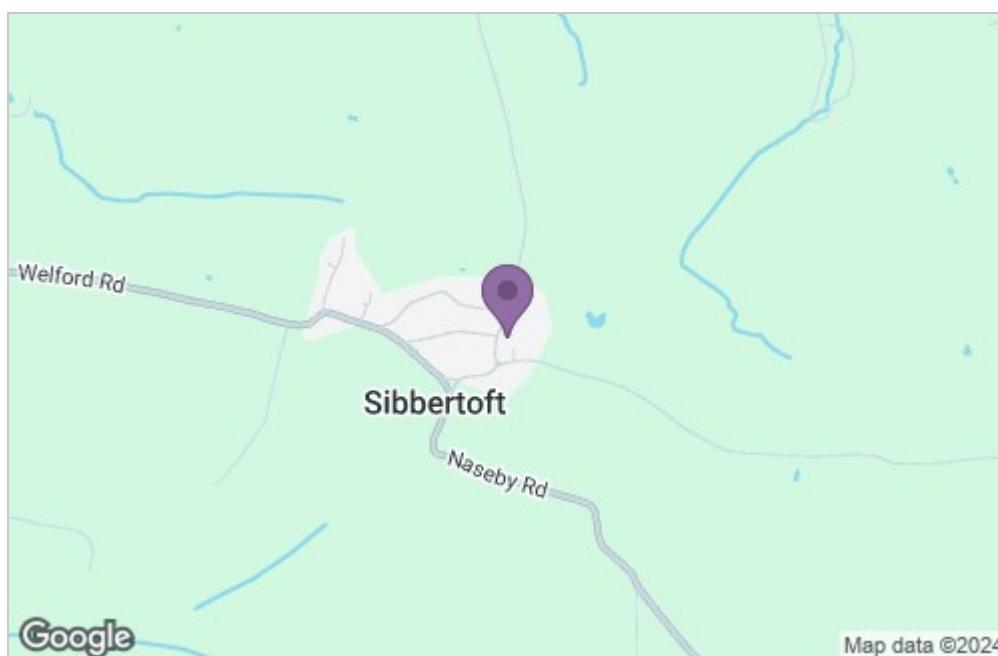
Tenancy term 6 months

## Floor Plan



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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

