

## 3 School Lane, Wilbarston, LE16 8QN



**£1,000 Per Month**

Well located in this popular village is this delightful stone cottage. The property has been modernised whilst retaining original features to include some exposed stone walls and timber beams. The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge, dining room, kitchen, utility/downstairs WC, landing, three bedrooms and bathroom. There is also a good sized lawned garden and parking for two cars. The property is unfurnished and will be available from mid January.

*Service without compromise*



## Entrance Hall

Accessed via opaque leaded double glazed front door. Stairs rising to the first floor. Doors to lounge and dining room.

## Lounge 12'0" x 10'7" (3.68 x 3.23)



Deep recessed and leaded double glazed window to the front elevation. Exposed stone wall and timber beam. Fitted cast iron woodburning stove. Three wall lights. TV Point. Radiator.

## Dining Room 12'7" x 10'4" (3.86 x 3.15)



Leaded double glazed window to the front elevation. Exposed stone wall and timber beam. Under stairs walk in storage cupboard. Three wall lights. Radiator. Door to:-

## Kitchen 14'4" x 5'8" (4.39 x 1.73)



Brand new fitted kitchen with a range of base and wall units, and roll edge work surfaces with complementary tiled splash backs. Fitted electric oven and four ring electric hob with stainless steel extractor hood over. Fitted automatic dishwasher. Fitted refrigerator. Stainless steel sink and drainer. Exposed stone wall and timber beam. Quarry tiled flooring. Opaque double glazed front door. Door to:-

## Utility Room / WC 7'6" x 4'7" (2.31 x 1.40)



Pedestal wash hand basin and low level WC. Fitted wall unit and roll edge work surface. Space and plumbing for automatic washing machine. Quarry tiled flooring. Exposed stone wall and timber beams. Radiator.

## Landing

Opaque leaded double glazed window. Radiator. Doors to rooms.

## Bedroom One 12'0" x 10'7" (3.68 x 3.25)



Leaded double glazed deep recessed window to the front elevation. Double doors to built in wardrobe. Access to loft space. TV Point. Radiator.

## Bedroom Two 10'5" x 9'6" (3.20 x 2.92)



Leaded double glazed window to the front elevation. Brand new gas fired combination central heating boiler concealed within decorative boxing. TV Point. Radiator.

## Bedroom Three / Study 7'4" x 5'8" (2.26 x 1.73)



Leaded double glazed window. Radiator. Exposed wall timbers.

## Bathroom



Panelled bath with shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Wall light. Heated towel rail. Radiator. Opaque leaded double glazed window. Exposed wall timbers.

## Outside



Directly to the front of the property is a gravelled forecourt with paved pathway and picket fencing. There is a gravelled parking area for approximately two cars. A timber rose arch opening out to a block paved patio area and lawn extending approximately 60' in length. The garden is enclosed by timber lap fencing and hedging, and affords a good deal of privacy.

## Additional Information

Council tax band C

Deposit based on rent of £1000 per calendar month of £1153

Holding deposit to £230

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

