



LAMB & CO

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Inspired by property, driven by passion.



NEW THORPE AVENUE, THORPE-LE-SOKEN, CO16 0LP

£2,675 PCM

Nestled down a peaceful private road in the sought after village of Thorpe-le-Soken, 'Balquhider' is a superior detached family home of around 2,000 Sq Ft with five/six bedrooms. The property has been internally re-configured, to create large open plan living space plus separate utility room. To the first floor there are four bedrooms, five if you included study including en-suite to master and luxury family bathroom. Boasting a generous plot, with in/out driveway to front. Contact the office to express interest.

- Available Now
- Sought After Location
- Spacious Living Room
- 28' Kitchen/Breakfast Room
- Five/Six Bedrooms
- EPC D
- Council Tax - F
- Ample Off Road Parking

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Entrance/Hallway



Bedroom One

13'5 x 9'3 (4.09m x 2.82m)



Living Room

19'5 x 16'8 (5.92m x 5.08m)



Kitchen/Breakfast Room

28'9 x 9'2 (8.76m x 2.79m)



Conservatory

11'10 x 9'0 (3.61m x 2.74m)



Utility Room

9'3 x 7'7 (2.82m x 2.31m)



Downstairs WC

7'4 x 3'8 (2.24m x 1.12m)



Master Bedroom

17'3 x 11'6 (5.26m x 3.51m)



En-Suite

11'6 x 4'10 (3.51m x 1.47m)



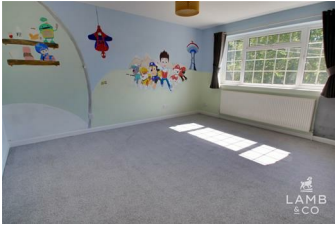
Bathroom

9'2 x 9'1 (2.79m x 2.77m)



Bedroom Four

14'4 x 11'9 (4.37m x 3.58m)



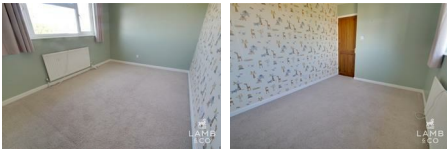
Bedroom Three

14'2 x 11'2 (4.32m x 3.40m)



Bedroom Five

11'9 x 9'2 (3.58m x 2.79m)



Study/Bedroom Six

8'4 x 5'11 (2.54m x 1.80m)



Rear Garden



Front Of Property



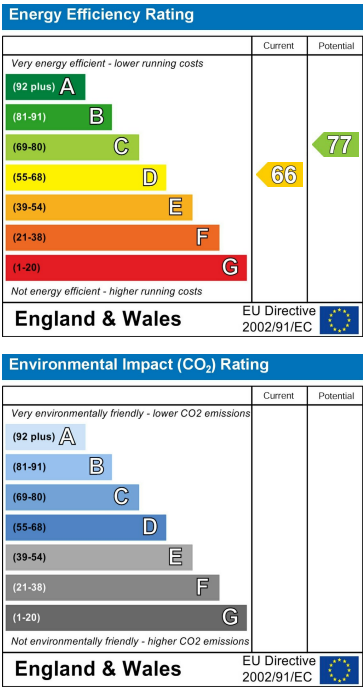
Agents Lettings Notes

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



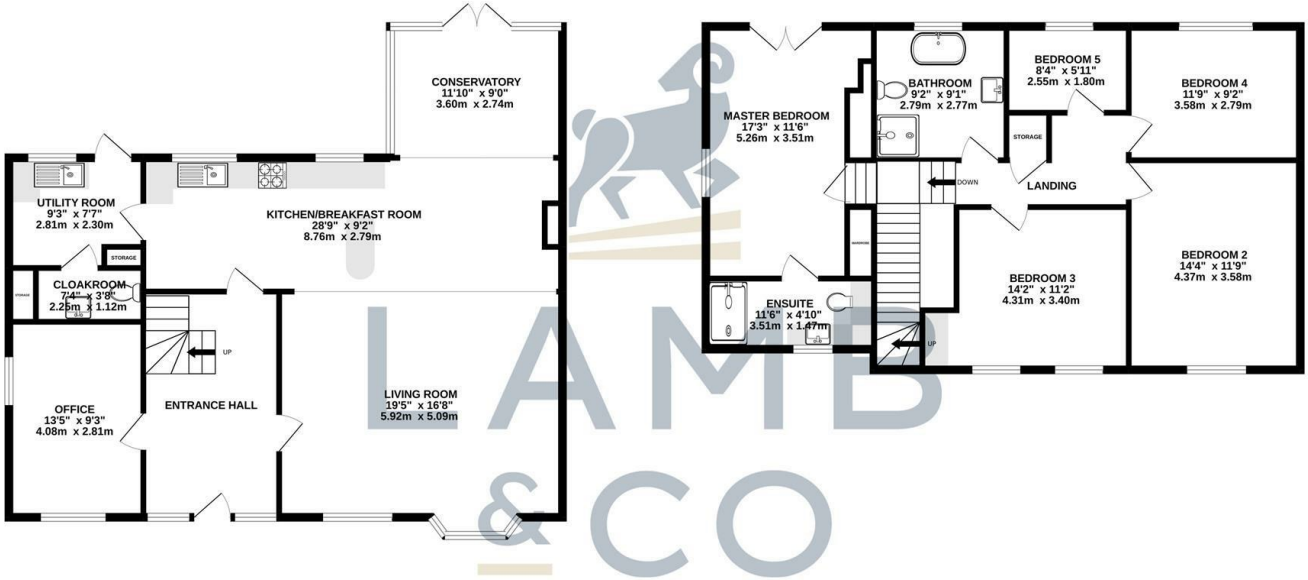
EPC Graphs



Floorplan

GROUND FLOOR
1047 sq.ft. (97.2 sq.m.) approx.

1ST FLOOR
941 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 1988 sq.ft. (184.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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