

£2,400 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Netherstowe Lane, Netherstowe, WS13 8EJ

£2,400 PCM

- Stunning rural family home
- Breakfast kitchen
- Large lounge
- Study / play room
- EPC D
- Four bedrooms
- Dining room
- Guest WC
- Ensuite to master bedroom
- Council tax band G



Approach

With large driveway and leading to integral double garage.

Reception Hall

Spacious reception hall with stairs to first floor and doors leading to;

Guest WC

With WC and hand basin.

Lounge 17'10" x 21'3"

Spacious lounge with feature inglenook fireplace and window with views of neighbouring fields.

Breakfast Kitchen 18'5" x 11'10"

Great sized breakfast kitchen with a range of storage cupboards, sink and drainer, cooker, door to Utility and window to rear garden.

Utility 9'1" x 10'0"

With space and plumbing for appliances, storage units and door to rear garden.

Dining Room 11'0" x 16'5"

With window to rear.

Study / Play room 13'5" x 9'6"

With window to gardens to rear.

First floor

Spacious landing with window to fore and doors leading to;

Bedroom 1 16'3" x 12'0"

Master bedroom with built in wardrobes and with door to ensuite.

Ensuite.

With walk in shower cubicle, wash hand basin and WC.

Bedroom 2 12'1" x 15'11"

Double bedroom with window to fore and built in wardrobes.

Bedroom 3 10'11" x 11'11"

With built in wardrobes and window to rear.

Bedroom 4 11'1" x 11'6"

With window to fore.

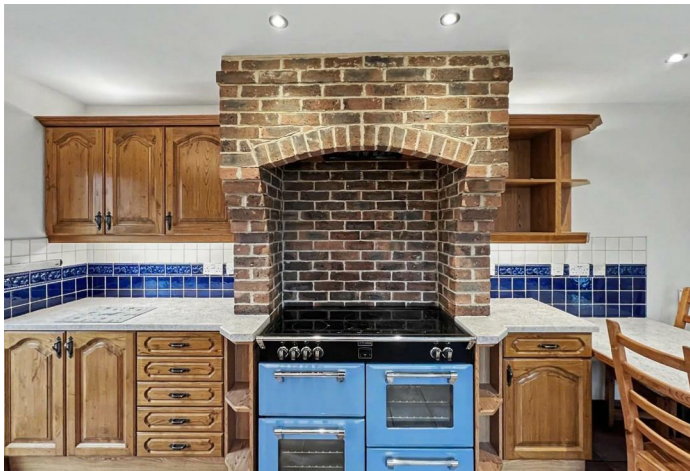
Bathroom

With modern fitted suite comprising of double walk in shower cubicle, wash hand basin and free standing bath.

Double garage 18'3" x 18'4"

Integral double garage.

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	72

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		