



Tinshill Lane, Cookridge, LS16 6BU
Per Month £1,350 Per Month

E&H Edkins Holmes
ESTATE AGENTS

A newly renovated, three bedroom, semi detached property in the popular town of Cookridge. The property benefits from a spacious lounge diner, stylish kitchen and modern house bathroom along with attractive garden and garage. Being within walking distance of the train station and local amenities this is a perfect home for a professional couple or family.

The accommodation, in brief, comprises: Entrance hall, lounge diner and kitchen to the ground floor. On the first floor are three bedrooms and the house bathroom. Externally there are lawned gardens to both front and rear and a detached garage.

Rent: £1,350

Deposit: £1,557

Holding Fee: £311



Entrance Hall

Radiator. Composite door and double glazed window to front elevation.

Lounge Diner 23'11" max x 10'9" (7.3 max x 3.3)

Inset log effect fire. Two radiators. Dual aspect room with UPVC double glazed windows to both front and rear.

Kitchen 8'6" x 7'10" (2.6 x 2.4)

Modern fitted kitchen with a range of wall and base units. Stylish Calacatta worksurfaces in Lincoln. one and half bowl undercounter sink. Electric oven and hob with designer cooker hood. Plumbing for washing machine and space for fridge freezer. Pantry. UPVC double glazed window to rear elevation. Composite door to side elevation.

Landing

Stairs from entrance hall. Loft access. UPVC double glazed window to side elevation.

Master Bedroom 14'1" x 10'9" (4.3 x 3.3)

Radiator. UPVC double glazed bay window to front elevation.

Bedroom Two 10'9" x 10'2" (3.3 x 3.1)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 8'2" x 6'10" (2.5 x 2.1)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Modern three piece suite comprising bath with dual head rainfall shower over, vanity wash hand basin and WC. Chrome towel radiator. UPVC double glazed window to rear elevation.

Front Garden

Lawn garden with mature shrubs.

Rear Garden

Patio and lawn garden with mature planting.

Parking

There is driveway parking for one car.

Garage

Detached single garage with up and over door. Window and door to side.

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

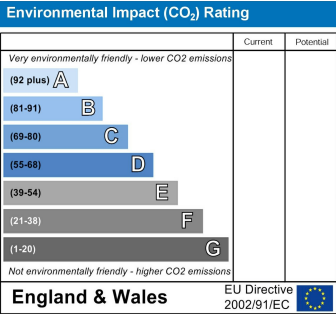
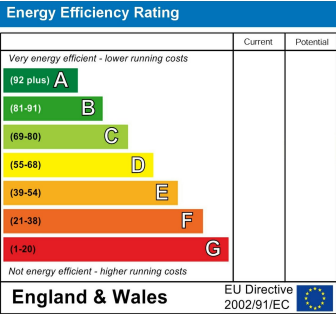
The three words designated to this property is: punch.alien.feeds

Additional Information

The property has been fully rewired, has a new central heating system and new double glazing throughout.

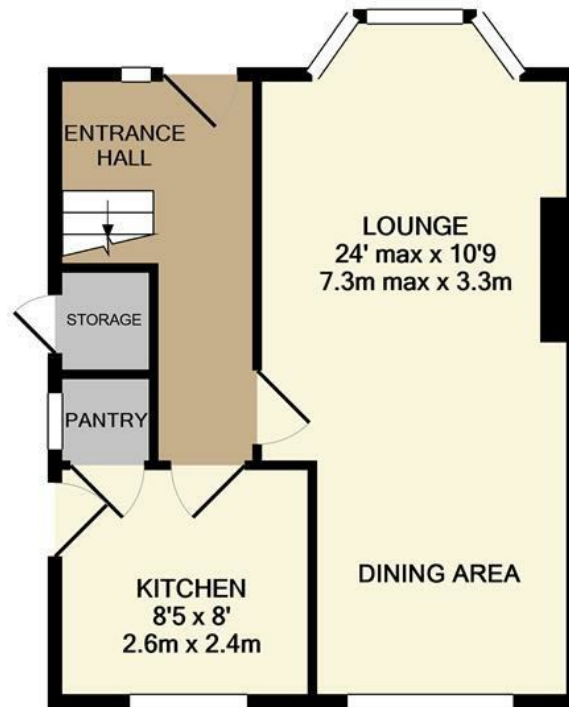
Disclaimer

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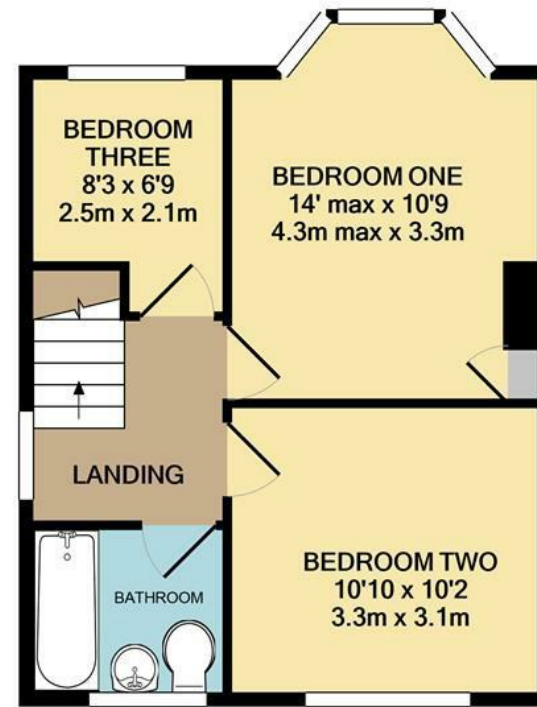




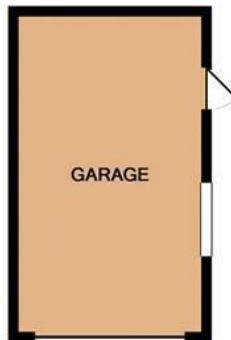




GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 761 SQ.FT. (70.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

