



Willsons

Stoneleigh, Sausthorpe Road, Spilsby

£1,050 PCM



Willsons
SINCE 1842

Stoneleigh, Sausthorpe Road,
Partney, Spilsby,
Lincolnshire, PE23 4JJ

"AGENT'S COMMENTS"

This spacious 4-bedroom detached property is based in the rural village of Partney, Spilsby and is located next to the popular Partney Service Station. Consisting of a ground floor WC and a bathroom on the first floor, a Large living area with two coal fireplaces, and an open plan kitchen, this property has plenty of room both inside and out with a private driveway and large garden area. There is UPVC double glazing throughout and oil central heated radiators in each room. Council Tax band C. EPC rating E. Deposit £1211.53

LOCATION

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Viewing & Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Accommodation

Access via a private driveway leading to porch area;

Front porch

3'10" x 5'10" (1.19 x 1.78)

UPVC Double Glazed door and windows, entrance leads second lockable door to;

Lounge

27'5" x 11'11" (8.38 x 3.65)

Double UPVC double glazed windows, Oil central heated radiators, Wooden front door with sliding lock and chain, Fitted vertical blind headrails, Storage cupboards, x2 brick coal fireplaces, TV connection port, Internet connection port, Coat hooks, Smoke alarm, Carbon monoxide alarm, Stairs leading to first floor, Light fittings, Sockets and switches.

Snug area

5'6" x 7'3" (1.70 x 2.22)

Single Glazed wooden framed window to back porch, Light fitting, Switches.

Downstairs WC

5'8" x 3'10" (1.73 x 1.17)

UPVC Double Glazed window, Thermostat, Towel hook, Low level vent, Toilet, Pedestal hand wash basin, Light fitting.

Hallway

11'3" x 2'7" (3.45 x 0.80)

Oil central heated Radiator, Thermostat, Electric Fusebox, Coat Hooks, Light fittings, Sockets and switches.

Kitchen

10'7" x 11'2" (3.24 x 3.42)

Double UPVC Double glazed windows, Fitted vertical headrail for blinds, Connected breakfast bar with chairs, Range of base and wall units, Half tiled walls, Double sink with drainer and mixer tap, Electric oven and grill with 4 ring hob, light fittings, Sockets and switches.

First Floor Landing

2'7" x 3'5" (0.79 x 1.06)

Loft access, Smoke alarm, Light fitting, Sockets and switches.

Bedroom 1

5'6" x 16'0" (1.69 x 4.88)

Double UPVC Double glazed window, Oil central heated Radiator, Fitted curtain rails, TV aerial socket and lead, Light fittings, Sockets and switches.

Bedroom 2

10'3" x 5'8" (3.14 x 1.74)

Double UPVC double glazed window, Oil central heated Radiators, Fitted curtain rail, Light fitting, Switches.

Bedroom 3

7'4" x 11'10" (2.24 x 3.61)

Double UPVC Double glazed window, Oil central heated Radiators, Fitted curtain rail, TV aerial socket and lead, Light fitting, Sockets and switches.

Bedroom 4

7'8" x 8'5" (2.34 x 2.57)

UPVC Double glazed window, Oil Central heated radiator, Fitted curtain rail, TV aerial socket, Light fitting, Sockets and switches.

Bathroom

8'2" x 5'9" (2.50 x 1.77)

UPVC Double glazed window, Oil central heated radiator, pedestal sink, Toilet, panelled bath with mixer tap, Electric shower, Fitted shower curtain, partially tiled walls, Extractor fan, Sockets and switches.

Back Porch

12'10" x 9'7" (3.93 x 2.93)

UPVC Double glazed door and windows, Plumbing for washing machine, Light fitting, Sockets and switches

Exterior garden

Private driveway to side of property, wooden gate, paved area to back door, brick built garage, oil tank, outside boiler, outside tap.





FLOORPLAN Not to scale – For identification purposes only

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.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

