



**Lotus Drive, TS17 0DD**  
**3 Bed - House - Semi-Detached**  
**£925 Per Calendar Month**

**Council Tax Band: C**  
**EPC Rating: B**  
**Tenure:**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS





Lotus Drive, TS17 0DD

\*\*\* AVAILABLE IMMEDIATELY \*\*\*

NEW TO THE MARKET, New Build Family Home, Built by Miller' offered in the new Beckside Manor Development of Ingleby Barwick.

The Property Briefly Comprises of; Entrance Hall, Spacious Lounge with Understairs Storage. The rear of the property has an impressively upgraded Kitchen Diner with a Breakfast Island and Integrated Appliances, Separate Utility Space and Downstairs WC. The First Floor Provides a Landing with good sized Storage Cupboard, Master Bedroom with Built in Wardrobes and En-Suite Shower Room, Two Additional Bedrooms and a Family Bathroom.

Externally, the property features a Block Paved Double Width Driveway to the front and an Enclosed Rear Garden with Timber Shed and well maintained Lawn.

Early Viewings are Highly Recommended, Contact Smith & Friends Estates Agents - Ingleby Barwick

UNFURNISHED / NO SMOKERS / NO PETS  
REQUIRED EARNINGS: Tenants £27,750pa; Guarantor, if required £33,300pa  
RENT £925 PCM  
BOND £1,067  
(Application is subject to a Holding Fee - please refer to our website for further details)

GROUND FLOOR

**Entrance Hall**  
6'9" x 4'6" (2.06m x 1.38m)

**Lounge**  
14'6" x 11'6" (4.42m x 3.51m)  
Additional Understairs Storage Cupboard

**Kitchen / Diner / Utility Room**  
12'5" x 10'8" (3.80m x 3.27m)  
Utility Room - 1.93m x 1.09m

**Downstairs WC**  
5'9" x 3'7" (1.77m x 1.11m)

FIRST FLOOR

**Landing**  
9'0" x 3'2" (2.76m x 0.97m)  
Additional Storage Cupboard - 1.14m x 0.95m

**Bedroom 1**  
10'7" x 11'6" (3.24m x 3.53m)  
Additional Storage Cupboard with also Built-In Wardrobe

**En-Suite**  
6'7" x 3'11" (2.01m x 1.20m)

**Bedroom 2**  
10'5" x 7'10" (3.19m x 2.39m)

**Bedroom 3**  
6'11" x 6'6" (2.13m x 2.00m)

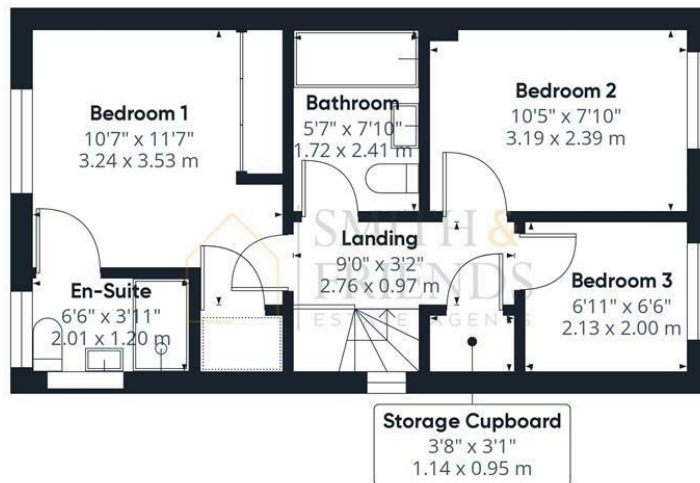
**Family Bathroom**  
5'7" x 7'10" (1.72m x 2.41m)







Ground Floor



Floor 1

Approximate total area<sup>1)</sup>

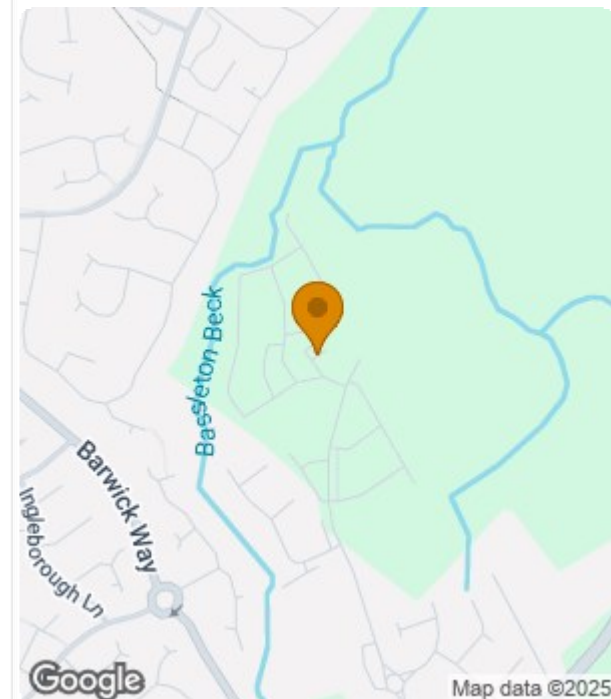
744.84 ft<sup>2</sup>  
69.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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