



Willsons

Slate House, Hunstan Lane, Old Leake

£1,000 Per Calendar
Month



4



2



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Willsons

SINCE 1842

Slate House, Hunstan Lane,
Old Leake, Boston,
Lincolnshire, PE22 9RG

"AGENT'S COMMENTS"

This spacious 4-bedroom detached property is based in the village of Old Leake. Consisting of a large kitchen/diner, plus an additional two reception rooms, this property also benefits from a private driveway with space for at least two cars. uPVC double glazing throughout and oil central heated radiators.

LOCATION

Old Leake is a village situated approximately 8 miles north-east from Boston, and on the A52 road between Leverton and Wrangle. The coast of The Wash lies 3 miles to the east of the village. The village public houses are the White Hart on Church Road and the Bricklayer's Arms on Wainfleet Road (A52). There is a National Health Service doctor's surgery, Old Leake Medical Centre. Giles Academy, a secondary school with sixth form, is on Church End. Old Leake Primary School is on Old Main Road.



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How to Apply

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

Viewings

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

Holding Deposit

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, totalling £230.77 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.

Deposit

This property requires a deposit of 5 weeks' rent - totalling £1,153.84

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation

4 bedroom detached house

Entrance Porch

7'0" x 6'3" (2.14 x 1.93)

Front door, light, inner door leading to entrance hall

Inner Entrance Hall

8'3" x 3'11" (2.53 x 1.20)

Understairs cupboard, radiator, light, telephone point, light switch

Kitchen Diner

19'7" x 6'2" (5.98 x 1.89)

Windows with blinds, range of wall and base units, oil boiler, radiator, undercounter fridge and freezer, freestanding cooker, stainless steel sink with mixer tap, light, sockets and switches

Dining Room

12'8" x 10'9" (3.88 x 3.29)

Window with curtains, radiator, ornamental fire place, light, sockets and switches

Living Room

14'0" x 13'3" (4.28 x 4.05)

Dual aspect windows with curtains, radiator, light, telephone, aerial and broadband points, sockets and switches

Stairs & Landing

8'4" x 2'11" (2.55 x 0.91)

Window with curtains, radiator, loft hatch, sockets and switches

Bedroom 1

13'1" x 12'0" (4.00 x 3.68)

Window with curtains, radiator, ornamental fire place, light, sockets and switches

Bedroom 2

13'3" x 9'4" (4.05 x 2.85)

Window with curtains, radiator, ornamental fire place, light, sockets and switches

Bedroom 3

10'10" x 9'10" (3.31 x 3.01)

Windows with curtains, ornamental fireplace, radiator, light, sockets and switches

Bedroom 4

8'0" x 4'9" (2.46 x 1.46)

Window with curtains, radiator, light, sockets and switches

WC

6'9" x 2'11" (2.07 x 0.89)

Window, radiator, toilet, light, switch

Bathroom

6'9" x 5'0" (2.07 x 1.53)

Window with blind, bath, electric shower, shower screen, mirrored bathroom cabinet, radiator, basin with taps, built in cupboard containing hot water tank and heating controls, light and pull cord

Garden

With rotary washing line, shed and oil tank

Services

Oil central heating throughout, mains electric





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.

