



9, Meakers Way, Huttoft

£1,200 Per Month



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Willsons
SINCE 1842

9, Meakers Way,
Huttoft, Alford,
Lincolnshire, LN13 9TR

"AGENT'S COMMENTS"

This spacious 4-bedroom detached property is based in the rural village of Huttoft, Alford. Consisting of a ground floor WC and a Utility room, Large living area with a log burner, separate dining area, and a modern kitchen with appliances. This property has plenty of room both inside and out with a rear facing conservatory to enjoy the sun and field views, large garden area, detached single garage and private driveway providing ample off road parking. The property benefits from uPVC double glazing and oil central heating throughout. Council Tax band: D. EPC rating: D. Deposit £1,384.61.

PROPERTY WILL BE UNFURNISHED UPON TENANCY, WITH EXCEPTIONS OF SOME GIFTED ITEMS - PLEASE ENQUIRE WITH AGENCY FOR MORE INFORMATION.

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

Huttoft is a small village with a primary school situated approx. 3 miles west of the east coast's sandy beaches. The market town of Alford approx. 5 miles to the west has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops & eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets.



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How to view

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

Viewing

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 to £276.92, must be paid at the start of referencing and is to be held for up to 15 days, however with consent, we will hold the fee until the completion of the tenancy. This fee will be deducted from the first months rent upon successful completion of referencing. If the tenancy does not commence, the holding deposit will be returned to either applicant or landlord dependant on the reason for the unsuccessful let.

Deposit

This property requires a deposit of 5 weeks' rent - totalling £1384.61. The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation

4 bedroom detached house, access via front door leading to;

Entrance

3'8" x 2'7" (1.13 x 0.79)

Front door with frosted glass window panes, Light, Switch.

Dining room

14'11" x 10'9" (4.57 x 3.29)

Windows with fitted curtains, Radiator, Thermostat, Internet Point, Aerial point, Lights, Sockets and switches.

Hallway

9'1" x 5'9" (2.79 x 1.77)

Radiator, Under stairs storage, Light, Switches.

Kitchen

11'8" x 11'6" (3.57 x 3.51)

Windows with fitted blinds, Radiators, Range of base and wall units, Sink, Oven, Fridge freezer, Extractor fan, Fuse box, Light, Sockets and switches.

Living room

16'0" x 12'6" (4.88 x 3.83)

Windows with fitted curtains rails, French doors leading to conservatory, Log burner, Tv Cabinet, Tv Bracket, Internet point, Aerial point, Lights, Sockets and switches.

Utility Room

5'9" x 8'3" (1.76 x 2.52)

Windows, Back door with frosted window pane, Radiator, Space and plumbing for washing machine, Space for dryer, Range of base and wall units, Sink, Extractor fan, Lights, Sockets and switches.

WC

2'9" x 8'5" (0.86 x 2.58)

Window, Radiator, Storage shelves, Sink, Toilet, Light, Switch.

Landing

3'8" x 5'9" (1.12 x 1.77)

Windows with fitted curtains, Radiator, Airing Cupboard with new water tank, Light, Sockets and switches.

Bathroom

2'10" x 8'5" (0.88 x 2.58)

Window with fitted blinds, Radiator, Sink, Corner bath, Toilet, Wall mounted mirror, Extractor fan, Lights, Switch.

Master Bedroom

10'0" x 12'7" (3.07 x 3.84)

Windows with fitted curtains, Radiator, Wardrobe, Chest of drawers, Bedside tables, Tv Bracket, Light, Sockets and switches.

En-Suite

6'4" x 5'6" (1.94 x 1.68)

Window, Radiator, Sink, Shower cubicle with electric shower, Toilet, Wall mounted mirror cabinet, Extractor fan, Light, Switch.

Bedroom 2

8'9" x 11'6" (2.67 x 3.53)

Window with fitted curtains, Radiator, Light, Sockets and switches.

Bedroom 3

10'9" x 10'7" (3.28 x 3.25)

Window with fitted curtains, Radiator, Bed frame, Light, Sockets and switches.

Bedroom 4

11'8" x 5'10" (3.58 x 1.78)

Window with fitted curtains, Radiator, Shelving and wall mounted units, Light, Sockets and switches.

Conservatory

12'5" x 12'9" (3.79 x 3.91)

Windows, Back French doors, Radiator, Overhead fan, Light, Sockets and switches.





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.

