



1 Dryby Barn, Widow Fen Lane, Bilsby

£900 PCM



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Willsons
— SINCE 1842 —

1 Dryby Barn, Widow Fen Lane,
Bilsby, Alford,
Lincolnshire, LN13 9FH

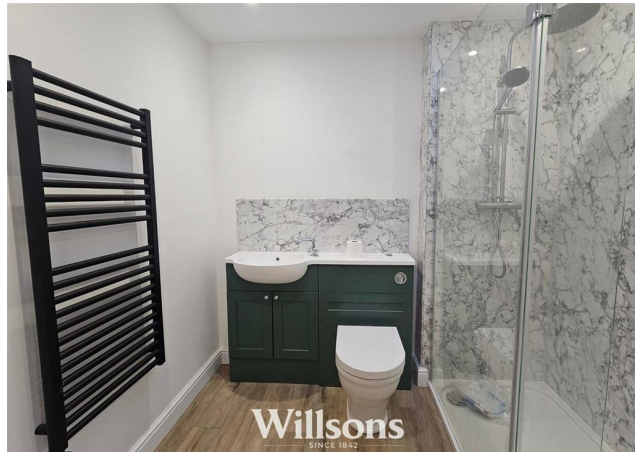
"AGENT'S COMMENTS"

This modern barn conversion has been finished to a high standard throughout and has outstanding countryside views. The property comprises a large living kitchen area with built in oven, hob, extractor and dishwasher, cloakroom/utility room, hallway, shower room, master bedroom with en-suite shower room, two further bedrooms. The property benefits from double glazing throughout, underfloor heating and off road parking for at least two vehicles.

Council Tax Band B, EPC Rating C, Deposit £1,038.46

LOCATION

Bilsby is a village situated approximately 6 miles from the east coast & 1 mile east of the market town of Alford. Alford 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, as well as a post office. Eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market on Tuesday's & Friday's 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.

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 to £207.69, 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 £1,038.46

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

Accommodation

A modern three bedroom barn conversion

Open Plan Living Kitchen Room

27'5" x 14'8" (8.36 x 4.48)

Panoramic sliding patio doors, window, two light fittings, digital room thermostat, aerial point, loft hatch, sockets and switches, with open aspect to:

Kitchen

Separate entrance via double glazed door, two windows, range of base and wall units, 1.5 sink with chrome mixer tap, kitchen island, marble effect worktops, built in appliances, recessed spotlights, smoke detector, sockets and switches

Cloakroom/Utility Room

7'3" x 5'8" (2.23 x 1.73)

Containing hot water cylinder, associated pipework for underfloor heating, coat hooks, sockets and switches

Hallway

Loft hatch, digital room thermostat, isolator for extractor fan, recessed spotlights, loft hatch, smoke alarm, sockets and switches

Shower Room

4'11" x 4'7" (1.50 x 1.42)

Skylight, vanity unit with basin, toilet, shower enclosure with bar shower, heated towel rail, extractor fan, recessed spotlights

Bedroom One

12'7" x 11'6" (3.85 x 3.53)

Window, black curtain pole with curtains, single light fitting, fuse box, digital room thermostat, socket and switches

En Suite Shower Room

6'2" x 3'5" (1.88 x 1.05)

Vanity basin, toilet, heated towel rail, shower cubicle with bar shower, extractor fan, recessed spotlights

Bedroom Two

11'6" x 9'7" (3.53 x 2.94)

Window, black curtain pole with curtains, single light fitting, fuse box, digital room thermostat, socket and switches

Bedroom Three

11'5" x 9'3" (3.50 x 2.84)

Window, black curtain pole with curtains, single light fitting, fuse box, digital room thermostat, socket and switches

Exterior

With countryside views and off road parking for at least two vehicles





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.

