

TO LET



Warde-Aldam, Wickersely
£1,400 pcm


MARTIN&CO

Warde-Aldam, Wickersely

Semi Detached House,
4 bedroom, 1 bathroom

£1,400 pcm

Date available: Available Now

Deposit: £1,615.38

Unfurnished

Council Tax band: B

- Large Corner Plot
- Driveway for multiple vehicles
- Enclosed Rear Garden
- Downstairs W/C
- Modern Kitchen with intergrated appliances
- Dining Area off Kitchen

Warde-Aldam Crescent is a lovely quiet street located in the ever popular Wickersely area. The property itself stands on a large corner plot, and would be ideal for a family with its spacious gardens and four double bedrooms.

Enter into the property through the front porchway, into a spacious hallway. Off the hallway there is a downstairs office area to the left, but this could also be used as a fifth single bedroom if required. To the right is the front facing living room, complete with a central electric fire and surround, brand new neutral carpet and recently decorated



white walls. There is also a downstairs W/C just off the hallway. You then enter into the kitchen diner to the rear of the property, which is simply stunning. Running the length of the house, this area is spacious and bright with two double patio doors looking out onto the rear garden patio. The kitchen itself is contemporary with a central island, integrated microwave, fridge, dishwasher, oven and hob. To the left there is also plenty of storage space, with room for a washing machine to be plumbed in. This room really is the heart of the home, and would make a lovely entertainment area.

Upstairs there are four double bedrooms and the main bathroom. The front facing master is complete with fitted wardrobes and an en-suite toilet and sink due to have flooring fitted). Two further double bedrooms also have fitted wardrobes. The family bathroom features a walk in shower, sink, toilet and a fantastic free standing bath, which adds a really luxurious feel to the bathroom. The walls are fully tiled.

Externally the property boasts lovely front and rear gardens. The rear garden is enclosed and comes with a shed. The front garden is also a great space, very private with the trees and gate to the front. The driveway is extremely spacious and could fit easily four or more vehicles.

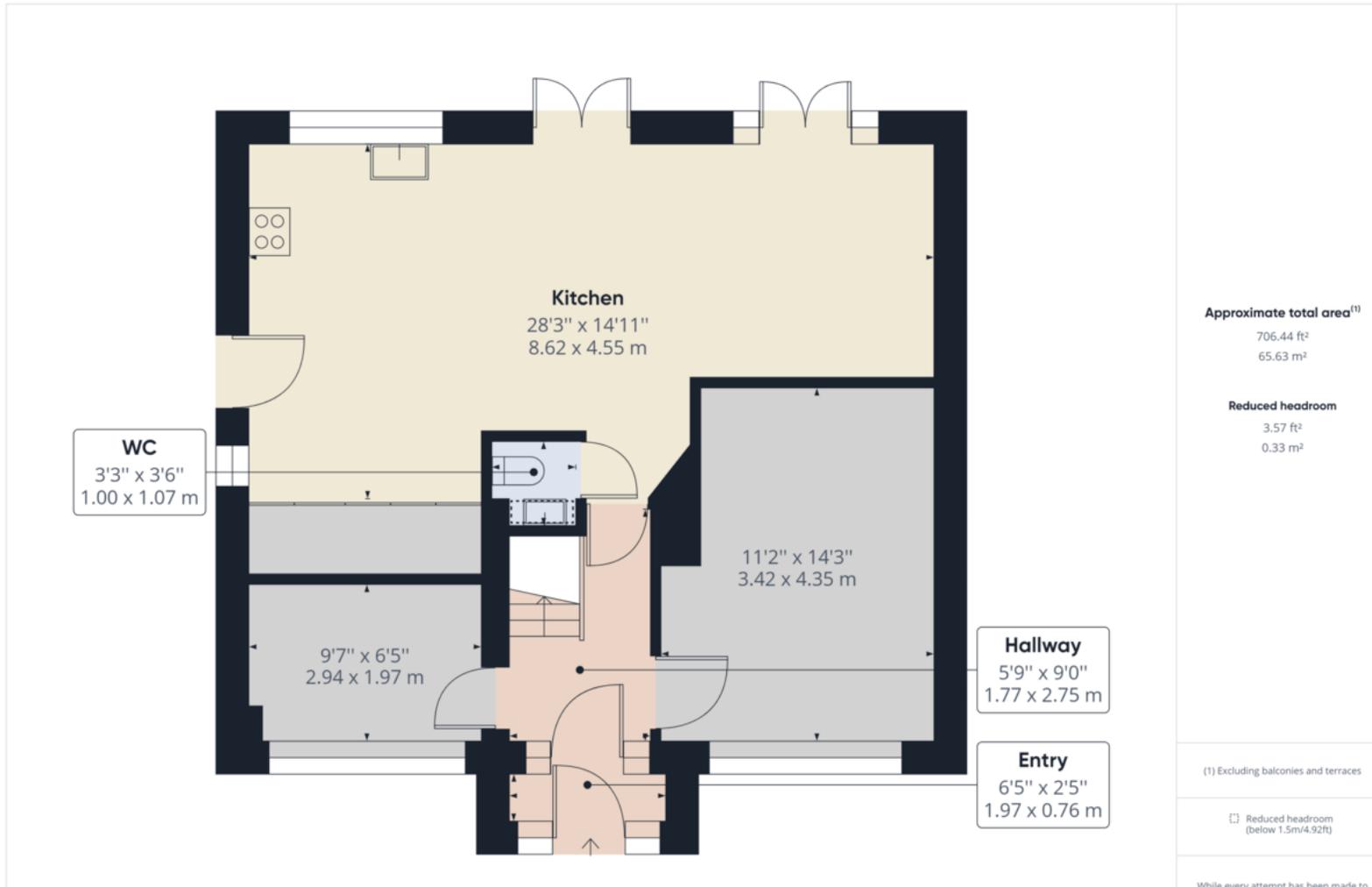
This property needs to be viewed for its space and finish to be appreciated, please register your interest today

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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