

£2,850 pcm

Hay Barn House, Puddock Road, Warboys, PE28 2UB



To arrange a viewing call us now on 01480 388888

Deposit £2,950

A Brand New detached home which has been completed to a very high specification throughout and is available to let immediately. The spacious and versatile accommodation measures approx. 3400 sq-ft and briefly comprises, four/five double bedrooms, three bathrooms, an impressive kitchen/diner/family room, and a good size lounge with a brick built fireplace housing a wood burning stove. The property benefits from a brilliantly economic air source heating system, providing under floor heating throughout the property which is also backed up by a MVHR system. Other benefits include ample off road parking accessed via electronically operated double gates, remote controlled window blinds and an alarm/CCTV security system.

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Ground Floor

Entrance Hall

Feature oak and glass staircase leading to first floor galleried landing, wall mounted video doorbell viewing screen and controls.

Plant Room

Cloakroom

Fitted with a two piece suite comprising, vanity wash hand basin and WC. Heated towel rail, brick tiled half height wall tiles and mirror above sink.

Office

3.46m (11'4") x 2.92m (9'7")
Double storage cupboard housing CCTV systems and viewing screen.

Lounge

6.91m (22'8") x 4.43m (14'6")
A brick built fireplace with inset wood burning stove. Bi-folding doors opening to rear patio seating area.

Reception Room/Bedroom 5

4.61m (15'1") x 4.44m (14'7")
Double doors opening to rear patio seating area.

Kitchen/Diner/Family Room

9.00m (29'6") x 5.88m (19'3")
Fitted with a range of base, eye level and island units with Quartz stone worktops over. The island unit has an inset 1½ sink with mixer tap, pop up power sockets and a breakfast bar overhang. Appliances include a range oven with induction hob set with an extractor hood over set with a feature brick mock chimney, integrated larder fridge, integrated larder freezer, integrated dishwasher and integrated wine fridge. Bi-folding doors opening to both rear and side patio seating areas.

Utility Room

3.15m (10'4") x 2.43m (8')
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for tumble dryer.

First Floor

Galleried Landing

Bedroom 1

7.01m (23') x 4.47m (14'8")
Built in double wardrobe, Juliet balcony.

En-suite Bathroom

Fitted with a four piece suite comprising, a walk in double shower enclosure with Aqualisa shower over, a contemporary standalone bath, a vanity wash hand basin with bespoke heated mirror above with feature lighting, and WC. Tiled floor with matching wall tiles and heated towel rail.

Bedroom 2

5.94m (19'6") x 4.44m (14'7")
Built in wardrobe, Juliet balcony.

En-suite Shower Room

A walk in double shower enclosure with Aqualisa shower over, a vanity wash hand basin with bespoke heated mirror above with feature lighting, and WC. Tiled floor, brick wall tiles, and heated towel rail.

Bedroom 3

4.57m (15') max x 4.45m (14'7")
Built in double wardrobe.

Bedroom 4

4.41m (14'6") x 4.32m (14'2")

Bathroom

Fitted with a four piece suite comprising, a walk in double shower enclosure with Aqualisa shower over, a contemporary standalone bath, a vanity wash hand basin with bespoke heated mirror above with feature lighting, and WC. Fitted bathroom furniture, tiled floor with matching wall tiles and heated towel rail.

Outside

The property is accessed via electronically operated double gates with an internal release system in the house. The property benefits from ample off road parking. To the rear and side of the property is a small garden area with large patio seating area and the garden area will be maintained by the landlord at a small yearly upfront cost.

Agents Note

An air source heat pump is a system which converts air from outside into warm air which then heats the underfloor heating system. This system is then also backed up by a mechanical ventilation heat recovery (MVHR) system which provides fresh filtered air into a building whilst retaining most of the energy that has already been used in heating the building. This system provides minimum energy bills because the only cost is for the electric to run the electric fan in the air source heat pump and this is reflected in the EPC rating.

The property benefits from cat 6 wiring network throughout which provides TV and internet to all rooms.

All windows are double glazed, however, the patio and bi-folding doors are all triple glazed.

The property is fully alarmed, has CCTV and automatic outside lighting.

Further Information

Length of tenancy: long term
Council Tax Band: TBC
EPC Rating: B
Septic tank cost shared with neighbours: approx. £100 per annum.
The landlord will maintain the outside space and garden: Upfront cost of £250 per annum.
Minimum household income required to pass referencing: £85,500 per annum
No Pets