



TO LET – Woad House, Common Road, Moulton Seas End, Spalding, Lincolnshire, PE12 6LF

- Attractive Three Bedroom Detached House
- Large Garden
- Garage and Parking
- Fully Refurbished approximately five years ago
- Rent £995 Per Calendar Month
- Deposit £1,100
- EPC Rating E
- Available from 1st February 2025
- Photographs taken March 2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Letting Particulars written December 2024. Photographs taken March 2023

Location

Woad House is situated approximately one mile north of the village of Moulton Seas End and approximately four miles west of the market town of Holbeach. The larger market towns of Spalding and Boston as situated, approximately seven miles and twelve miles away, respectively.

What three words [///longingly.brands.reliving](http://longingly.brands.reliving)

The postcode for the property is PE12 6LF.

Description

Woad House is an attractive detached two storey property, with oil central heating and uPVC double glazing throughout. The property was fully refurbished approximately five years ago and the décor is light grey with white woodwork. Accommodation comprises:

On the Ground Floor:

Entrance Porch – 2.40m x 1.06m

Hallway with understairs cupboard, cream tiled floors and light grey walls, Door to Living Room and Kitchen:

Living Room – 4.84m x 3.70m, wooden floor and cream walls, archway to:

Dining Room – 3.51m x 3.02m, wooden floor and cream walls, Door to:

Kitchen – 3.77m x 3.48m, range of wall and base units, sink and drainer, integrated hob, oven and extractor fan, space for under counter fridge and stand alone fridge freezer, cream tiled floor and light grey walls, Doors to Pantry and Utility Room:

Pantry 1.46m x 1.12m:

Utility Room, range of wall and base units, sink and drainer, storage cupboard, Doors to garage and rear garden:

Cloakroom wash hand basin and WC, Double Garage and rear Garden.

Stairs leading to first floor:

Landing and stairs are carpeted with dark grey carpet with doors to:

Bedroom - 3.54m x 3.93m

Bedroom - 3.71m x 3.70m

Bedroom - 3.17m (max) 3.10m (min) x 2.73m (max)

All Bedrooms have grey linoleum flooring, light grey walls and white woodwork.

Double Shower room 2.87m x 1.68m, wash hand basin and unit, heated towel rail and WC

Outside:

Driveway to Double garage with electric up and over door. The garden is mainly laid to lawn and surrounds the property.

Services

Mains water and electricity are connected to the property, heating is via an oil fired system.

Tenure

The Agreement will be an Assured Shorthold Tenancy Agreement.

Rent

£995 per calendar month. Rent is to be paid monthly in advance.

Deposit

A deposit of £1,100 is payable.

Disputes

In circumstances where Landlord and Tenant are unable to resolve dispute arising consequent to the letting of the property, the Letting Agent will appoint an Arbitrator.

Viewing

Viewings will be permitted only by appointment with the Letting Agent, as detailed below.

Letting Agent

Michelle Byrne Tel: 07852 282716 Email: michelle@ealandagents.co.uk

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