



# £800.00

Per Calendar Month

TON LANE  
LOWDHAM

- TWO BEDROOM COTTAGE
- LIVING ROOM
- KITCHEN
- LEAN TO CONSERVATORY
- PARKING
- EPC D



## Two-Bedroom Cottage with Off-Street Parking

LESLEY GREAVES ESTATE & LETTING AGENTS ARE DELIGHTED TO PRESENT THIS CHARMING TWO-BEDROOM COTTAGE TO THE RENTAL MARKET. RICH IN CHARACTER AND PERIOD FEATURES THROUGHOUT, INCLUDING EXPOSED BEAMS, THIS UNIQUE HOME OFFERS COSY, WELL-PROPORTIONED ACCOMMODATION TOGETHER WITH THE ADDED BENEFIT OF OFF-STREET PARKING.

UPON ENTERING THE PROPERTY, YOU ARE WELCOMED INTO A WARM AND INVITING LIVING ROOM FEATURING EXPOSED BEAMS AND A STONE HEARTH WITH AN ELECTRIC FIRE.

THE KITCHEN IS FITTED WITH A RANGE OF WALL AND BASE UNITS, PROVIDING AMPLE STORAGE AND WORK SURFACE SPACE, ALONG WITH PLUMBING FOR A WASHING MACHINE AND SPACE FOR A FRIDGE/FREEZER. A DOOR GIVES ACCESS TO THE LEAN-TO CONSERVATORY, A VERSATILE AREA IDEAL FOR STORAGE.

FROM THE INNER LOBBY, WHICH CONTINUES THE THEME OF EXPOSED BEAMS, THERE IS A USEFUL STORAGE CUPBOARD AND ACCESS TO BOTH THE BATHROOM AND A SEPARATE WC.

TO THE FIRST FLOOR, THERE ARE TWO BEDROOMS, EACH FEATURING EXPOSED BEAMS THAT ENHANCE THE PROPERTY'S COTTAGE CHARM AND CHARACTER.

EXTERNALLY, THE REAR GARDEN OFFERS A LOW-MAINTENANCE SPACE WITH A PAVED PATIO AND GRAVELLED SECTION. GATED ACCESS LEADS TO THE SIDE OF THE PROPERTY.

### LOUNGE

12' 6" x 11' 1" (3.83m x 3.39m)

### KITCHEN

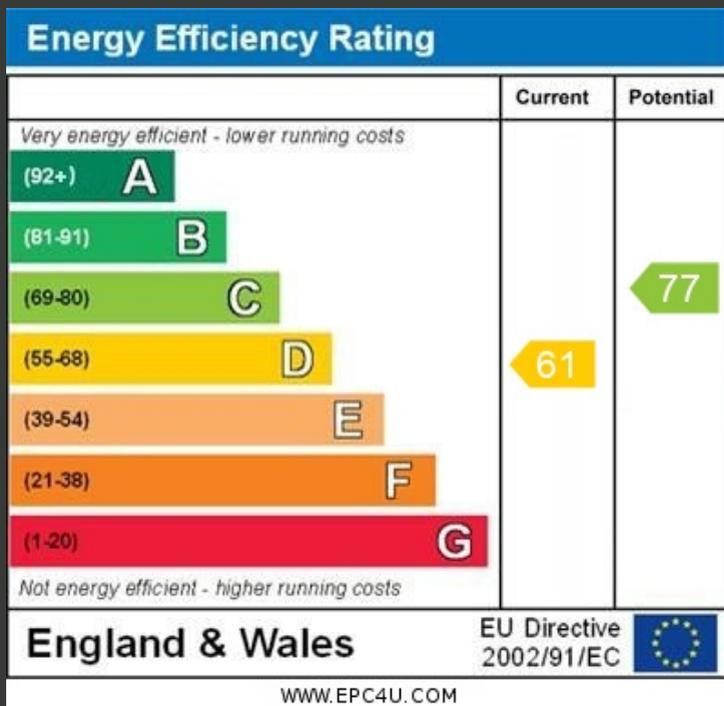
11' 4" x 11' 1" (3.46m x 3.38m)

### BEDROOM ONE

12' 7" x 9' 4" (3.85m x 2.86m)

### BEDROOM TWO

7' 5" x 6' 10" (2.28m x 2.10m)



- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; NEWARK AND SHERWOOD DISTRICT COUNCIL
- INITIAL 6 MONTHS FIXED TERM THEN A MONTHLY ROLLING CONTRACT
- SHORTHOLD TENANCY DEPOSIT £923.07

SECURITY DEPOSIT SET AT A MAXIMUM OF FIVE WEEKS RENT, THIS COVERS DAMAGES OR DEFAULTS ON THE PART OF THE TENANT DURING THE TENANCY. AS AN AGENCY WE ARE NOT CHARGING TENANTS A HOLDING DEPOSIT.



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## Lesley Greaves Estate & Lettings Agents

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