



South Carr Farm Stony Lane, Newport, HU15 2RA

**LEONARDS**

- FANTASTIC DETACHED BUNGALOW
- Large accommodation
- Ample parking
- MUST BE VIEWED

- Rural location
- uPVC DG & Oil CH
- Great open countryside views

- Four bedrooms
- Gardens to all sides
- Bond £1050

FANTASTIC FOUR BEDROOM DETACHED BUNGALOW- GREAT OPEN COUNTRYSIDE VIEWS-DESERVES A VIEWING.

Well presented bungalow down a country lane and offering a rural location. With uPVC double glazing and oil central heating. Accommodation comprises an entrance hall, lounge, large dining kitchen, utility room, separate WC, inner and far hallway, four bedrooms, en-suite shower room and bathroom. Ample parking, lawn garden to all sides. Bond £1050. Landlord has requested a minimum 12 month tenancy. VIEW NOW TO AVOID DISAPPOINTMENT.

**£950 Per Calendar Month**



### Location

The property is at the far end of Stony Lane in Newport. Access to the property is via the lane on the left. as you enter the grounds. The village of Newport is a rural community with access to the M62/A63 at North Cave. Newport is served with local amenities, shops and a garage, public houses, a school and a church.

### Ground Floor

#### Entrance

Enter via a uPVC double glazed door into the utility room.

#### Utility Room

11'4 x 8'5 (3.45m x 2.57m)

A uPVC double glazed window to the side. Cloak facilities. Stainless steel sink/drainer unit with base units. Tiled flooring. Plumbing for an automatic washing machine. Storage cupboard. Door leading into the large dining/kitchen.

#### Dining Kitchen

16'9 x 15'10 (5.11m x 4.83m)

Large dining kitchen with cream coloured base, wall and drawer units with contrasting contrasting work surfaces. Four ring induction hob with extractor hood over. Built in electric oven and grill. Stainless steel sink unit with mixer tap. Storage cupboard. Free standing oil boiler. Tiled splash backs. Double radiator. Door leading into the hallway. There are uPVC double glazed windows to both sides and front aspects.

#### Hallway

18'11 x 4'11 (5.77m x 1.50m)

A uPVC double glazed door to the side aspect. There are uPVC double glazed side lights. Two single radiators. Cloak facilities. Doors leading into the inner hallway and lounge. Door via an arch leading into a WC.

#### Lounge

17'11 x 17'10 (5.46m x 5.44m)

There are uPVC double glazed windows to the front, side and rear aspects with great views overlooking the nearby countryside. Two double radiators. Tiled fireplace with an electric fire. TV aerial and point. Coving to the ceiling. Telephone point.

#### WC

Low level flush WC and a pedestal wash hand basin. Tiled splash backs.

#### Inner Hallway

22'5 x 4'10 (6.83m x 1.47m)

Doors leading into two bedrooms and leading into the far hallway. Single radiator. Cloak facilities. Arch. Loft hatch. Double glazed patio door to the front leading outside. Storage cupboards.

#### Bedroom One

15'8 plus access x 11'5 (4.78m plus access x 3.48m)

A uPVC double glazed window to the rear. Single radiator. TV aerial. Telephone point. Free standing wardrobe with drawer units. Door leading into the en-suite.

#### En-suite

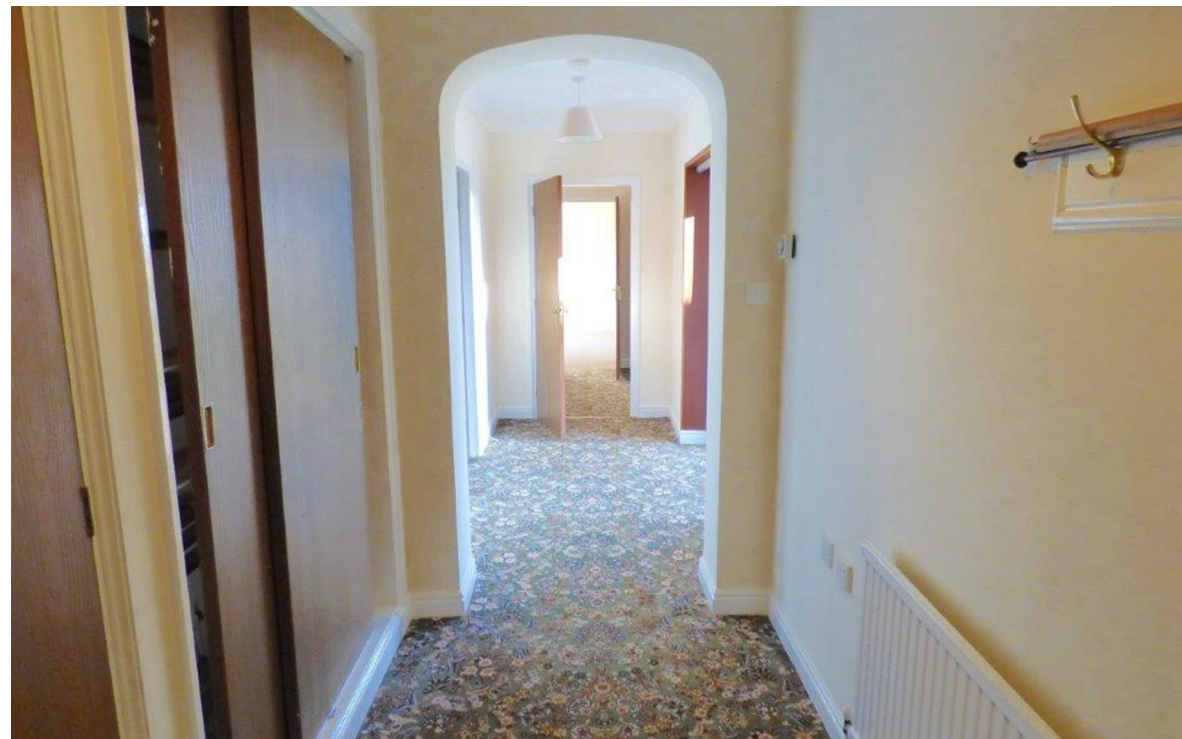
7'11 x 7'7 (2.41m x 2.31m)

Comprising of a shower enclosure with a plumbed in shower, pedestal wash hand basin with mixer tap and low level flush WC. Heated towel radiator. Tiled splash backs. Extractor. A uPVC double glazed window to the side.

#### Bedroom Two

12'7 x 10'0 (3.84m x 3.05m)

A uPVC double glazed window to the rear aspect. Single radiator. Free standing wardrobes.



**Far Hallway**

8'10 x 7'10 (2.69m x 2.39m)

A uPVC double glazed window to the front aspect. Doors leading into two further bedrooms and a bathroom. Single radiator.

**Bedroom Three**

15'11 max x 11'10 (4.85m max x 3.61m)

A uPVC double glazed window to the rear aspect. Single radiator. TV point.

**Bedroom Four**

11'11 x 11'9 (3.63m x 3.58m)

A uPVC double glazed window to the front aspect. Single radiator. Free standing wardrobe. TV point.

**Bathroom**

8'7 x 7'9 (2.62m x 2.36m)

A uPVC double glazed window to the rear aspect. Comprising of a panel bath with mixer tap and shower fitment, pedestal wash hand basin and low level flush WC. Contemporary splash backs. Heated towel radiator. Storage cupboard. Shaving point.

**External**

The property is surrounded by beautiful countryside, and has a lawn garden to all sides. There is ample parking. There is also a garden shed.

**Services**

The mains water, septic tank, and electricity are connected to the property. Heating to the property is Oil central heating.

**Outgoings**

From Internet enquiries with the Valuation Office Website the property has been placed in Band D for Council Tax purposes, Local Authority Reference number: HOT001021001. Prospective tenants should check this information before making any commitment to take up references or a lease of the property

**Conditions**

The landlord has requested a minimum tenancy of 12 months. The property is to be used for residence only with gardens, but no land is included.

**References & Security Bond**

Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. The security bond required for the property is £1050 which will be payable on the moving date together with the first month's rent of £950. The deposit will be registered with the Tenant Deposit Scheme. (TDS)

**Energy Performance Certificate**

The current energy rating on the property is D(62)

**Viewings**

Strictly through the sole agents Leonards (01482) 330777/330778

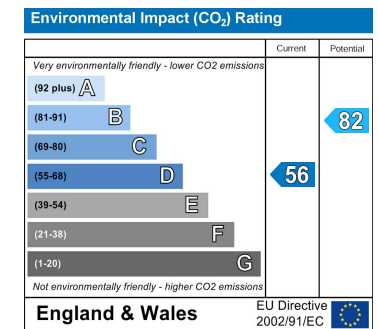
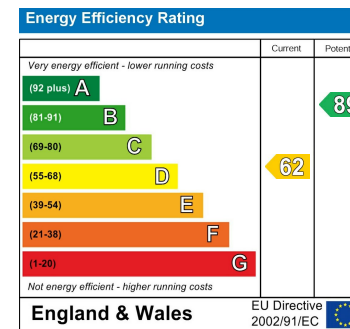
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1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective tenant. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.



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