



15 Hartburn, Leam Lane Estate, NE10 8JE

£695 Per Calendar Month

***** AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS ***** is this ideal semi detached family home located within a central position within the Leam Lane Estate. and boasting a lovely rear garden. The property has gas central heating and UPVC double glazing throughout. The accommodation briefly comprises; extended porch, lobby, dual aspect lounge, kitchen and breakfasting room. Upstairs a landing opens into a family bathroom and three bedrooms. A loft area has been floored and provides excellent additional storage space. A two car driveway is located at the front and a lovely private garden is located to the rear. Viewing is highly recommended to avoid disappointment.

Entrance porch

With access via a double glazed door, this area has been extended from the original structure of the home. Tiled floor.

Lobby

With a staircase which leads to the first floor accommodation.

Lounge

19'8" x 11'6" (5.99 x 3.51)

A spacious dual aspect lounge with double glazed windows overlooking the front and rear aspects. At the rear there is a set of patio doors which opens into the rear garden. Electric fire with marble hearth and surround, gas central heating radiator.

Kitchen

11'2" x 9'6" (3.40 x 2.90)

The kitchen is fitted with a range of floor and wall units with working surfaces. A sink unit is fitted with a mixer tap and recesses have been provided for a washing machine and a cooker. There are tiled splash backs and a double glazed window overlooks the rear garden. An archway opens through into the breakfasting room.

Breakfasting Room

9'6" x 6'3" (2.90 x 1.91)

With an additional set of floor and wall units, radiator and a double glazed window. A double glazed door opens through into the side with through access to the rear garden.

First Floor

With a landing.

Bedroom One

11'6" x 9'1" (3.51 x 2.77)

With a double glazed window, radiator

Bedroom Two

10'5" x 9'6" (3.18 x 2.90)

With a radiator and a double glazed window. Fitted wardrobes and a door which has a staircase leading up into the loft area.

Bedroom Three

10'8" x 6'4" (3.25 x 1.93)

With a radiator and a double glazed window.

Bathroom

With a three piece suite which briefly comprises; low level wc, wash hand basin with mixer tap and a panelled bath which is fitted with a shower above and glass shower screen. The floor and walls are tiled, there is a radiator and a double glazed window.

Loft area

A floored area which has double glazed Velux style windows overlooking the rear aspect and ample eaves storage.

External

Located at the front of the home there is a two/three cars driveway which has been brick block paved for low maintenance. A side gate opens into the rear garden. The rear garden is beautiful with numerous patio areas and lawned sections and is low maintenance. Additional shed for storage.

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

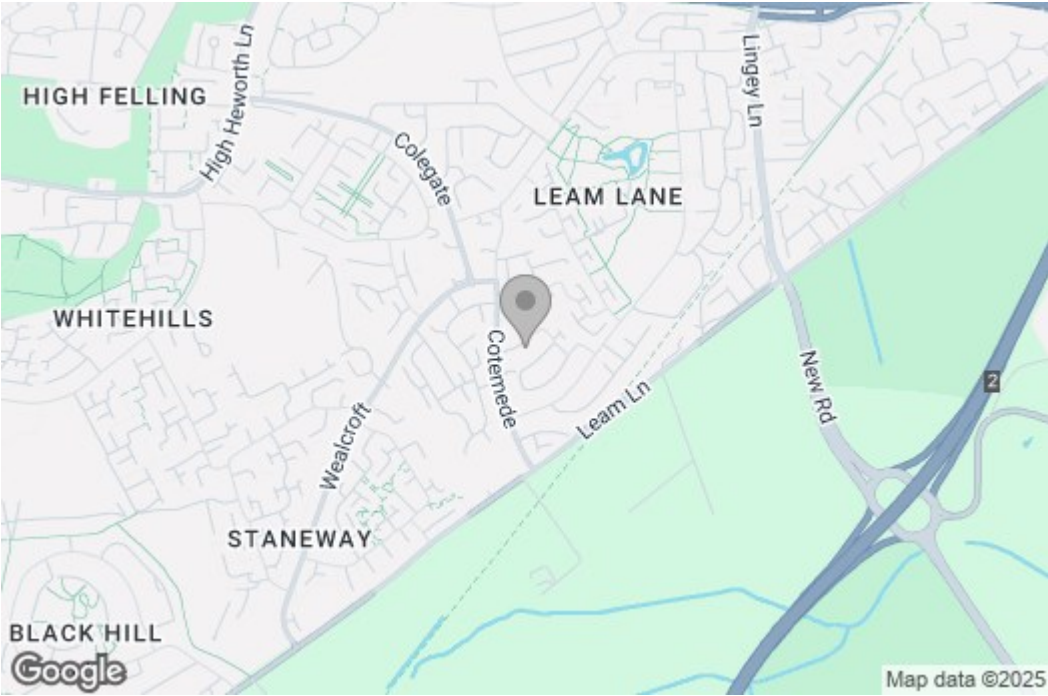
Upfront Costs:

1 Months rent upfront

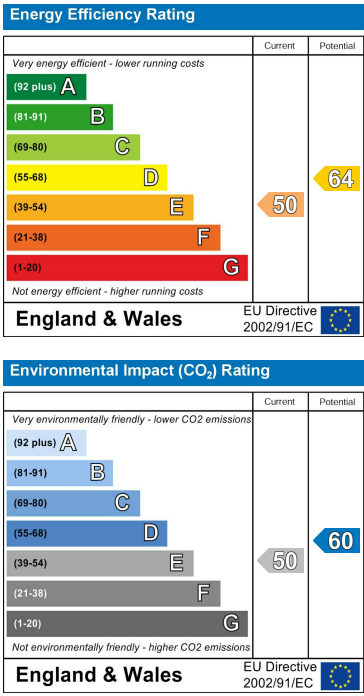
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



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, purchaser 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 an representation or warranty in respect of the property.