



Ground Floor	2.91m (9'7") x 2.78m (9'1")
Dining Room 4.31m (14'2") x 3.73m (12'3")	Bathroom
Sitting Room 4.31m (14'2") x 3.74m (12'3")	Outside The property is situated on a plot measuring 0.35 acre (sts). A five bar gate opens to a gravel driveway providing ample off road parking for several vehicles. The driveway leads to a detached open barn with power and lighting. The rear garden is mainly laid to lawn.
Study Area 3.32m (10'11") x 3.12m (10'3")	Barn 9.00m (29'6") x 4.20m (13'9")
Kitchen 4.65m (15'3") x 2.75m (9')	Further Information Length Of Tenancy: minimum of 6 months but ideally long term Council Tax Band: D EPC Rating: E Minimum household income required to pass referencing: £58,500pa
Breakfast Room 3.32m (10'11") x 2.72m (8'11")	Agent Notes: Heating: Oil-fired radiator central heating (the tenant will have to leave the oil tank with a similar amount of oil in it when they vacate the property) Pets: Pets are considered. Speak to a member of the Ellis Winters team for more information. The landlord does not wish for any of the open fires to be used during the tenancy
Utility 1.75m (5'9") x 1.33m (4'4")	
Shower Room	
Rear Lobby 3.13m (10'3") x 2.66m (8'9")	
First Floor	
Landing	
Bedroom 1 4.30m (14'1") x 3.76m (12'4")	
Bedroom 2 4.31m (14'2") x 2.96m (9'9")	
Bedroom 3	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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£1,950 PER CALENDAR MONTH

The Carpenters, Great Raveley, PE28 2QX

PROPERTY SUMMARY

A unique opportunity to let a this former farm house with a great sized plot situated on the edge of Great Raveley with open countryside views. Accommodation comprises, three bedrooms, two bathrooms, sitting room which is open plan to a study area, a separate dining room, kitchen/breakfast room and utility room. Outside the property is positioned on a 0.35 acre plot with ample off road parking and a detached open barn. A viewing is essential to fully appreciate this individual home which is available immediately. DEPOSIT £2050.

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