



- Detached Bungalow
- 3 Bedrooms
- Gas Central Heating
- Double Glazed

- Driveway & Garage
- Village Location
- EPC Band C
- Council Tax Band C

Welland Drive, Burton-Upon-Stather, DN15 9DR,
Monthly Rental Of £875





This delightful 3 bedroom detached bungalow in the sought after village location of Burton Upon Stather comprises of a lounge, kitchen with cooker, there are 2 double bedrooms one has a fitted wardrobe with patio door leading onto a private rear garden, 3 piece bathroom with corner bath and shower over and an internal door giving access into the garage. Externally there is off road parking and gardens to the front and rear. Holding deposit - £201, deposit - £1,009.



Hallway

Having a radiator, cupboard, double glazed door to the front elevation, double glazed door to the side elevation and loft access.

Lounge

18' 2" x 12' 4" (5.53m x 3.76m)

Having an electric fire with wooden surround and hearth, coving to ceiling, dado rail, serving hatch to the kitchen, 2 radiators, a double glazed window to the front elevation and a double glazed window to the side elevation.

Kitchen

9' 6" x 9' 1" extending to 11' 1" (2.89m x 2.77m)

Having a range of wall and base units with work surfaces over, a stainless steel sink drainer unit, tiled splash backs, a freestanding electric cooker with oven with extractor fan over and a double glazed window to the side elevation.

Bedroom 1

13' 0" x 9' 0" excluding to 12' 1" (3.96m x 2.74m)

Having coving to ceiling, radiator and a double glazed window to the rear elevation.

Bedroom 2

9' 7" x 11' 2" includes wardrobe (2.92m x 3.40m)

Having a fitted wardrobe, coving to ceiling, radiator and double glazed patio doors to the rear elevation.

Bedroom 3

9' 7" x 6' 1" (2.92m x 1.85m)

Having coving to ceiling, a radiator and double glazed window to the rear elevation.

Bathroom

4' 7" extending to 7'0" x 8' 1" (1.40m x 2.46m)

Having a corner shower bath with shower attachment over the taps, low level WC, wash hand basin with cupboard below, tiled walls and a double glazed opaque window to the side elevation.

Outside Front

To the front of the property there is a small lawned area with a range of bushes and shrubs, gated access down both sides of the bungalow and a driveway which leads to the integral garage.

Integral Garage

16' 9" x 8' 3" (5.10m x 2.51m)

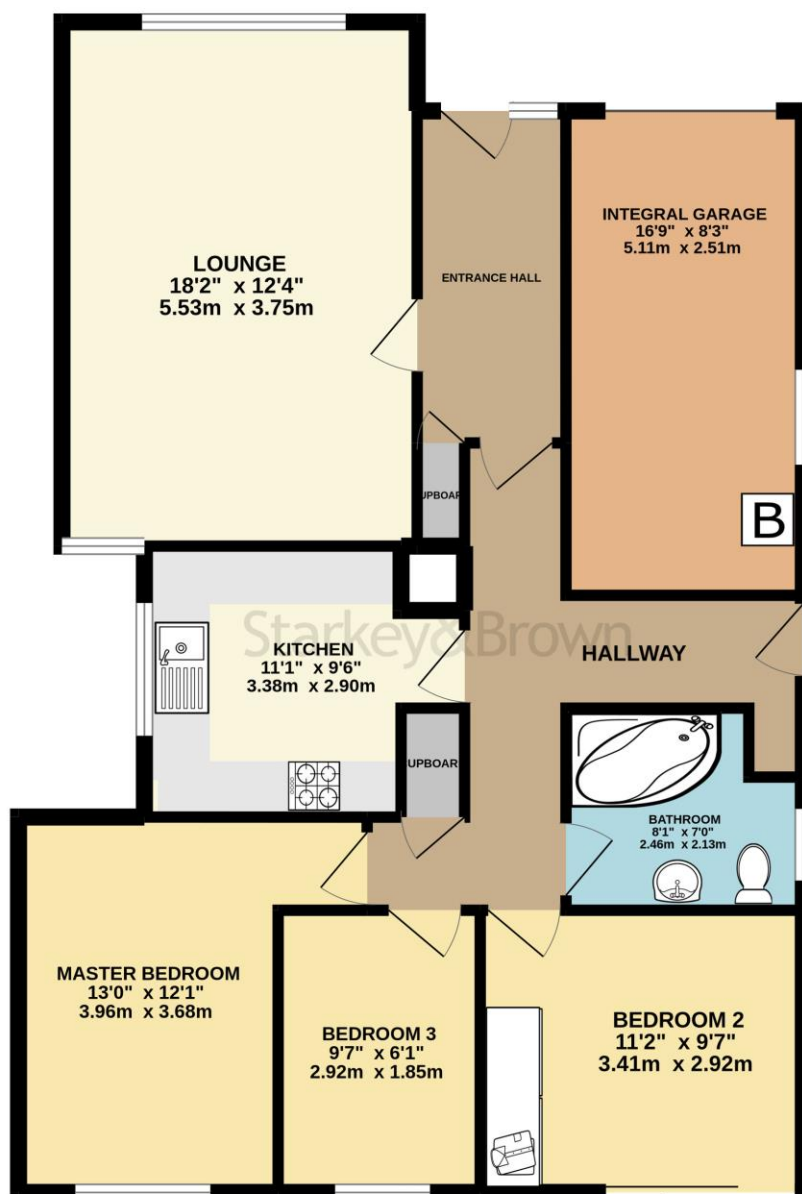
Having up and over door, power and light. Wall mounted boiler and a double glazed opaque window to the side elevation.

Outside Rear

Having a patio, laid to lawn. A range of bushes and fenced.



GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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