



BULWICK ESTATES

HARRINGWORTH LODGE, DEENE ROAD, CORBY, NORTHANTS, NN17 3AB

Brook House, Main Street, Bulwick, Corby, NN17 3DY

Brook House is a detached three bedroom cottage on the edge of the picturesque village of Bulwick. The cottage comprises of a new kitchen with an aga, ample storage and a quartz worktop, sitting room with a stone fire place and wood burning stove, dining room and bathroom on the ground floor. The first-floor has three good sized bedrooms (one en-suite), a further bathroom and a landing area that could be used as an office. There is new carpet upstairs and both bathrooms have been renovated. There is a large garden to the rear of the cottage with off-road parking.

The cottage has oil-fired central heating.

Location

Bulwick is within easy reach of Stamford (ten miles), Uppingham (six miles) and Corby (four miles). Peterborough, Kettering and Corby train stations are all less than a 30 minute journey and all have a good service direct to London Kings Cross / St Pancras. The cottage is easily accessible via the A1 and A14 and is only 40 minutes to the M1. Driving to London is approximately two hours (on a good day).

Rent

£1400 per calendar month payable in advance by standing order.

Deposit

A deposit of £1600 will be payable on agreement of terms. The deposit will be held by the Deposit Protection Service for the duration of the tenancy.

Tenancy

The property is let unfurnished on an Assured Shorthold Tenancy Agreement.

Term

The property will be available for between one and five years.

Outgoings

The tenant will be responsible for all outgoing in connection with the property. The Estate will organise the following and the tenant will reimburse annually for:

- Boiler service
- Chimney sweep
- Septic tank
- Aga service

The cottage is classified for Council Tax under Band D: £1713.99 (March 2020) (East Northamptonshire District Council)

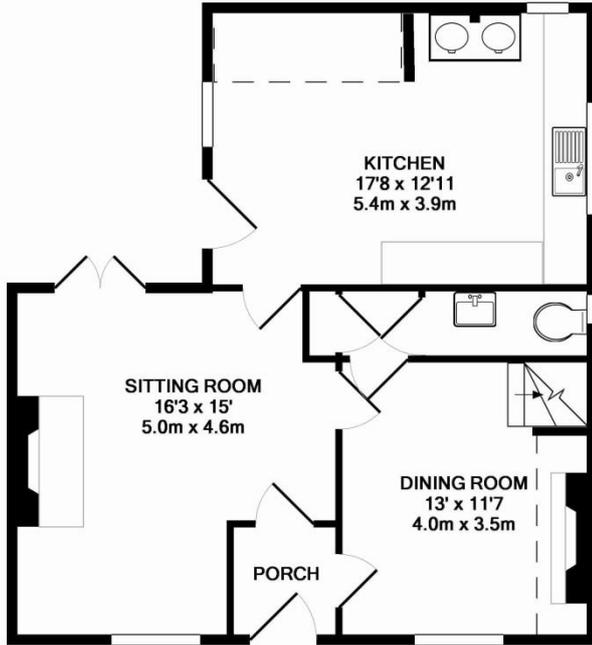
Availability

The property is available from the beginning of April 2020.

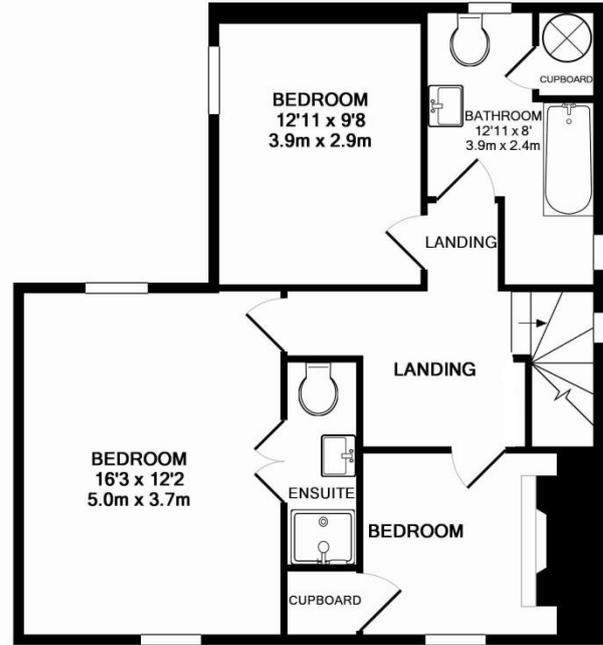
Photographs



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 61.2 SQ.M.
(659 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 59.1 SQ.M.
(636 SQ.FT.)

HUDSON ESTATES ©2012 BULWICK 1117
TOTAL APPROX. FLOOR AREA 120.4 SQ.M. (1296 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Viewing

To arrange a viewing, please call the Estate Office between 8am and 5pm. Telephone: 01780 450 251.