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# Lee Drive, Houlton, CV23 1AG

£2,500 - Monthly Detached

 5  3  3



Department: Lettings

Unfurnished







## Property Summary

A beautiful Georgian Inspired five bedroom family home set over three floors.

## Lettings Information

**Available From:** 11 October 2025

**Let Type:** Long Term

## Features & Utilities

- ✓ Five Double Bedrooms
- ✓ Spacious Accommodation
- ✓ Open Plan Kitchen/ Dining/ Family Room
- ✓ Study
- ✓ Utility Room
- ✓ Ensuite And Dressing Area
- ✓ Triple Glazed
- ✓ Quiet Position
- ✓ Double Garage
- ✓ Ample Off Road Parking

# Property Overview

A beautiful Georgian – Inspired five bedroom family home set over three floors, each designed for modern, flexible and comfortable family living. The property was built in 2021 on the new housing estate of Houlton and is situated within walking distance to the local amenities. The accommodation comprises welcoming entrance hall, downstairs study, cloakroom, spacious sitting room with remote control fire and doors leading out to the rear garden, light and airy kitchen/dining/family room with double height vaulted ceiling to the dining area, sleek design kitchen with quartz worktops, integral appliances, island/breakfast area perfect for family gatherings, bi-folding doors opening out onto the rear garden and separate utility room. Stairs leading to the first floor, mezzanine landing leading to the principle bedroom with walk in wardrobes/dressing area and ensuite, three further double bedrooms, built in wardrobes to bedroom three and five, fully tiled family four-piece bathroom suite with separate shower cubicle, Stairs leading to the second floor with a feature landing, double bedroom with velux windows, built in wardrobes and an further ensuite. Outside, front garden, enclosed south/east rear garden, double garage and a driveway with ample parking. Further benefits include triple glazing, gas fired radiator heating and full CCTV system around the entire property which will stay in the property. Council Tax Band: G. EPC Rating: B.

## MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Deposit – £2,884

Council Tax – Band G

EPC Rating – B

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Ask Agent

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Ask Agent  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

### **FEE DETAILS**

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. This will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

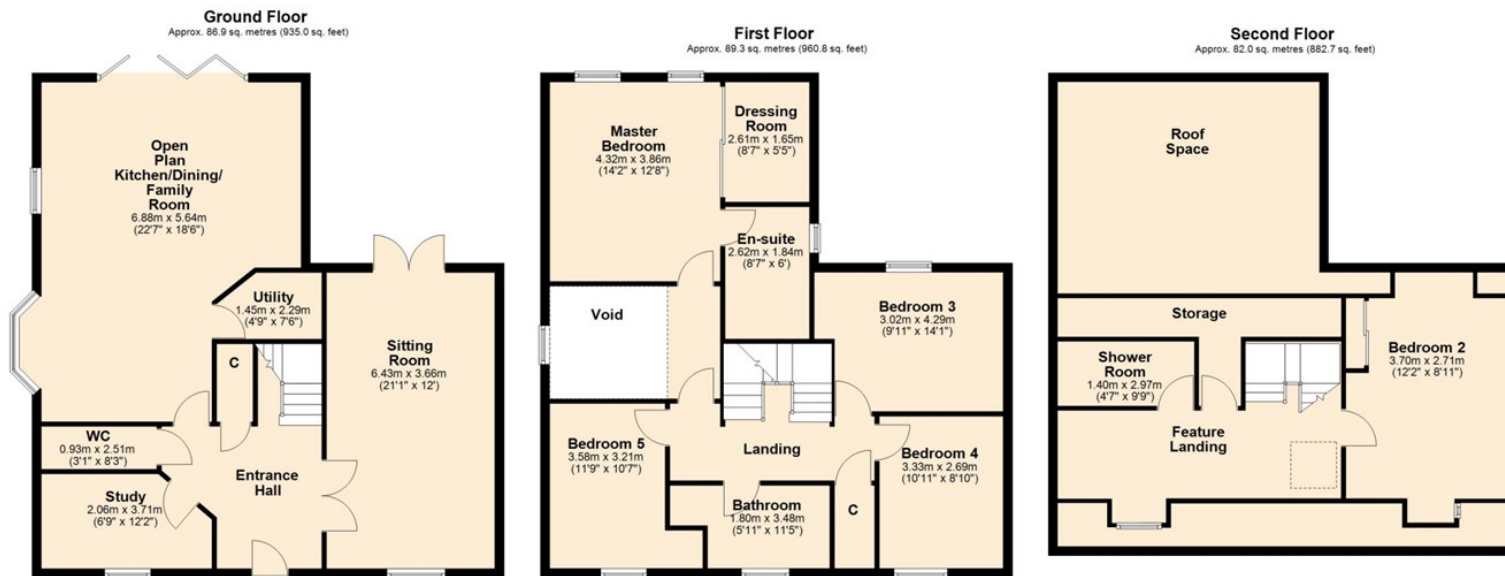
Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

### **AGENTS NOTES**

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to

the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan



Total area: approx. 258.1 sq. metres (2778.5 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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