

Richardson

1 Frognall, Deeping St. James
Peterborough, PE6 8RS

LETTINGS SPECIALISTS

TO LET

£1,195 PCM



- Two Bedroom Cottage
- Two Reception Rooms
- Gas Central Heating
- Garden and Courtyard
- Finished to High Standard
- Modern Kitchen
- Ample Parking
- Village Location

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

Location

Frognall lies on the edge of Deeping St James in a quiet location but with local amenities close by. Easy access to Market Deeping, Bourne, Stamford, Spalding and Peterborough.

Description

Modern 2 bedroom semi detached cottage with sitting room, orangery, kitchen and bathroom to ground floor. The First floor hosts the two bedrooms. The property benefits from gas central heating, double glazing and ample parking. Rear garden and courtyard area.

Entrance

To the front French doors lead through to:

Orangery 17'5" x 7'4"

Fantastic second reception room, overlooking the front garden. Lantern windows and tiled flooring.

Hall/Stairs

Spacious hallway with doors leading to Orangery, Sitting Room and Kitchen. Stairs leading to first floor

Sitting Room 12'5" x 11'1"

Feature fireplace, window to front aspect, carpeted flooring, and neutral decor.

Kitchen 12'1" x 7'6"

Modern shaker-style kitchen with quality wall and base units, built-in oven, hob & extractor hood, and washing machine. Integrated appliances include slimline dishwasher, fridge freezer, Window to front aspect, side external door, and door through to the bathroom.

Bathroom

Modern white 3-piece suite comprising a bath with shower over, wash hand basin set into gloss finished vanity unit, low flush toilet, and window to side aspect.

Bedroom One 13'1" x 11'1"

Spacious double room with feature exposed stone wall and beams, window to front aspect, carpeted flooring, and neutral decor

Bedroom Two 9'10" x 7'6"

Double room with beamed sloping ceiling, exposed stone wall, window to front aspect.

Outside

Good sized gravelled area providing parking for 3 cars parking.

Courtyard patio area. Side access to the rear enclosed garden.

Fully enclosed rear garden with a sun terrace leading to a lawned area

Services

Mains water, gas, electricity and sewerage are connected.

Deposit

Five weeks' rent payable in advance to be returned after any deductions and without interest at the end of the tenancy.

Rent

The rent is payable monthly in advance, by standing order.

Tenure

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

Council Tax

We understand from the Valuation Office Agency website that the property has a Council Tax Band A

EPC

Rating C

Viewings

All viewings are strictly by appointment through Richardson.

Mobile/Broadband

According to OFCOM:


Mobile networks available - O2, VODAPHONE, EE/THREE (Limited indoors)

Broadband types available - Standard, Superfast and Ultrafast





Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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