

# Richardson

LETTINGS SPECIALISTS

20 Pinfold Lane  
South Luffenham  
LE15 8NR

**TO LET**

**£995 PCM**



- Village Location
- Stone Cottage
- 2 Double Bedrooms
- Kitchen/Diner
- Downstairs WC
- Large Garden
- Long Term Let
- Available February

Sheep Market, Stamford, Lincs, PE9 2RB



[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.co.uk)

**01780 762433**

## LOCATION

South Luffenham is an attractive popular Rutland village which lies approximately 4 miles south of Rutland Water. The village is well served by 2 public houses, parish church, playing fields and village hall. The local junior school being in the adjoining village of North Luffenham. Good connections to Oakham, Uppingham and Stamford (each approx. 7 miles) as well as the main road network via the A47 and A1. Peterborough railway station is approximately 18 miles and offers a frequent intercity service to London King's Cross (approximate journey time 50 minutes).

## DESCRIPTION

This is a cozy two bedroom stone cottage in a great location with gas central heating and a log burner, downstairs WC and large garden.

## SITTING ROOM

Large sitting room with log burner, feature window seats and ceiling beams.

## KITCHEN/DINER

Spacious kitchen with room for a separate dining area.

## DOWNSTAIRS WC

Handy downstairs cloakroom with close coupled WC and hand basin.

## STAIRS TO FIRST FLOOR

Spacious and light landing with doors to:

## BEDROOM 1

Large carpeted double bedroom.

## BEDROOM 2

Carpeted double bedroom.

## BATHROOM

Bathroom with bath, and shower, tiled and tiled flooring.

## OUTSIDE

Well kept large garden with plants and borders.

## TENURE

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

## SERVICES

Mains water, electricity, gas and sewerage are connected.

## MOBILE AND BROADBAND

According to OFCOM:

Mobile networks available: - Three and EE are good outdoors, while O2 is variable.

Broadband types available - Standard.

## COUNCIL TAX

We understand from the Valuation Office Agency Website that the property has a Council Tax Band C.

## RENT

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

## DEPOSIT

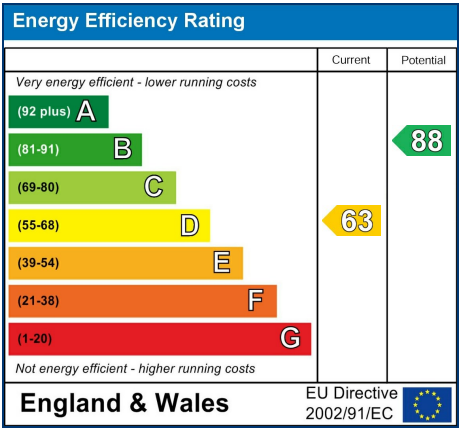
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

## VIEWING

All viewings are strictly by appointment through Richardson on 01780 758000







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