

Richardson

21 Langton Walk,
Stamford, PE9 2WF

LETTINGS SPECIALISTS

TO LET

£1,795 PCM



- 4 Bedroom, 3 Storey Town House
- Master Bedroom with En-suite
- Open Views to Frontage
- Garage and Garden
- Kitchen with integrated appliances
- Family/Dining Room and Sitting Room
- Curtains and blinds provided
- Energy Rating: B

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



www.richardsonestateagents.co.uk

01780 758000

LOCATION

Stamford has a unique blend of history, stunning architecture and niche shopping. Additionally there are a range of both state and private schools nearby and within the town are the renowned Stamford Endowed Schools. With easy access to the A1 trunk road connecting to other major road networks. The city of Peterborough provides the main city rail links (London Kings Cross approx. 50-55 mins) and Stamford has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

DESCRIPTION

Executive Four Bedroom Town House comprising kitchen/breakfast room, cloakroom, open plan family/dining room with French doors leading to rear garden. Lounge with Juliet balcony, double bedroom and family bathroom are located on the first floor. Master bedroom with en suite and two further bedrooms and shower room are located on the top floor. The property benefits from gas central heating and double glazing, enclosed garden and single garage and drive.

ACCOMMODATION

Immaculately presented four bedroom stone town house arranged over three floors.

ENTRANCE LOBBY

Leading to:

KITCHEN 11'3" x 8'11"

With white fronted units, integrated appliances including fridge freezer, double oven, gas hob, washer drier and dishwasher. Leading to:

FAMILY/DINING ROOM 16'0" x 13'9"

Open plan with French doors leading to rear garden.

CLOAK ROOM

With close coupled WC and pedestal wash hand basin.

STAIRS TO FIRST FLOOR

SITTING ROOM 16'0" x 10'4"

With Juliet balcony and window to rear.

BEDROOM 2 11'5" x 8'11"

With window to front.

MAIN BATHROOM

Panel bath with shower and glass screen over, wash hand basin set in vanity unit, close coupled WC and tiled splashbacks.

STAIRS TO SECOND FLOOR

BEDROOM 1 12'8" x 11'9" (min x max)

With window to front.

EN SUITE

With double shower cubicle, close coupled WC, wash hand basin set in vanity unit, tiled splashbacks and window to frontage.

BEDROOM 3 10'1" x 9'1"

Window to rear.

BEDROOM 4 10'1" x 6'8" (min x max)

Window to rear.

SHOWER ROOM

With double shower cubicle, close coupled WC, wash hand basin set in vanity unit and tiled splashbacks.

OUTSIDE

Enclosed rear garden mainly laid to lawn with slabbed patio and path leading to a single garage and driveway.

COUNCIL TAX

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

SERVICES

Mains water, electricity and gas are connected.

BROADBAND/MOBILE

Broadband availability is Standard, Superfast and Ultrafast and mobile availability is via EE, Three, O2 and Vodafone, according to the Ofcom Checker.

TENURE

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

RENT

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

DEPOSIT

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

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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