

TO LET

£1,295 PCM



- Detached House
- 3 Reception Rooms
- Garage and Off Street Parking
- Rural Location
- 3 Bedrooms
- Renovated in 2023
- Good Size Plot
- Energy Rating: E

Sheep Market, Stamford, Lincs, PE9 2RB

LOCATION

The property is situated in a rural location on Crowland Road between Thorney and Crowland, close to Thorney Rugby Club. Good access to Peterborough, Wisbech and Spalding, via the A16.

DESCRIPTION

Well presented 3 bedroom detached house on good size plot in rural location between Thorney and Crowland. The property was refurbished in 2023 and benefits from a refitted kitchen, neutral decor and modern electric radiators. UPVC double glazing, garage, shed and off street parking.

ENTRANCE

Upvc front door into entrance lobby with fitted carpet and stairs off to first floor. Door to:

DINING ROOM 3.555 max x 3.659 (11'7" max x 12'0")

UPVC windows to front and side elevations, fitted carpet, electric radiator, door to understairs cupboard and door to kitchen.

KITCHEN 4.926 max x 2.111 (16'1" max x 6'11")

Modern fitted kitchen with electric single fan oven and 4 ring hob with extractor fan above, dishwasher and sink. Space for fridge freezer. Electric radiator and UPVC double glazed window to rear with roller blind. Half glazed door to sun room and door to sitting room.

SITTING ROOM 5.890 x 3.529 max (19'3" x 11'6" max)

UPVC windows to front and side elevations, fitted carpet, 2 electric radiators, stone fireplace with log burner.

SUN ROOM 2.803 x 3.069 (9'2" x 10'0")

With vinyl flooring. French doors and windows to rear. Upvc window and back door to side elevation. Electric radiator. Doors to:

UTILITY ROOM 1.739 x 1.822 (5'8" x 5'11")

With vinyl flooring, matching worktop and cupboard to kitchen, space for washing machine and tumble drier. UPVC window to rear with roller blind. Electric radiator.

CLOAKROOM 1.733 x 0.884 (5'8" x 2'10")

With white close coupled WC, vinyl flooring and UPVC window.

STAIRS

With fitted carpet and doors off to:

BEDROOM 1 3.560 max x 3.686 (11'8" max x 12'1")

With fitted carpet, electric radiator, upvc window to front elevation. Built in wardrobe.

BEDROOM 2 3.00m max x 3.66m (9'10" max x 12'0")

New fitted carpet, UPVC window to frontage and electric radiator.

BEDROOM 3 4.518 max x 2.151 (14'9" max x 7'0")

New fitted carpet and UPVC window to rear.

BATHROOM 3.517 x 2.110 max (11'6" x 6'11" max)

Modern bathroom suite comprising white panel bath with thermostatic shower over, wash hand basin set in vanity unit and WC. Vinyl flooring, radiator. Airing cupboard housing new hot water tank and slatted shelving. UPVC window to rear with roller blind.

OUTSIDE

Gardens to side and rear mainly laid to lawn with patio area and shrub borders. Septic tank. Gravel drive and garage. Garden shed and bin store.

SERVICES

Mains water and electricity are connected.

COUNCIL TAX

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

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

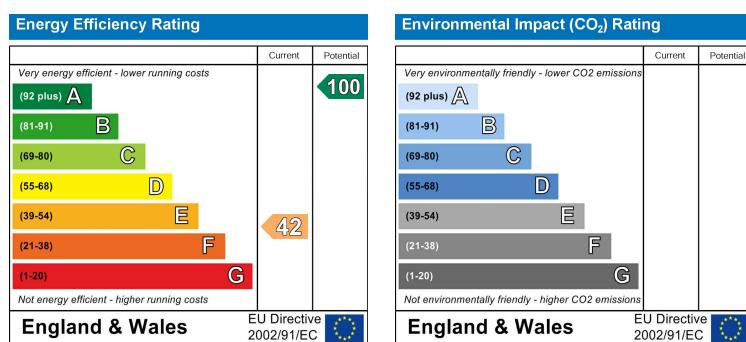
Five weeks' rent of £1,494 payable in advance to be returned after deductions and without interest at the end of the tenancy.

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000.

BROADBAND/MOBILE

According to the Ofcom Checker broadband availability is Standard and mobile availability is good outdoor and in-home via EE and Three, good outdoor via 02 and good outdoor and variable in-home via Vodafone.





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