



10 Plover Road
Essendine, Stamford, PE9 4UR
£795

Richardson

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UNDER-APPLICATION Modern three-bedroom semi-detached house in quiet cul-de-sac location.

Location

Essendine is situated on the A6121 approximately 4.5 miles north of Stamford.

Description

An opportunity to occupy a three bedrooomed family home in a quiet cul-de-sac location. The property has ample off-street parking and a large low maintenance artificial grass lawn to the rear. the property is being redecorated internally.

The property benefits from oil fired central heating with modern kitchen and bathroom suites.

Entrance Hall

Front door giving access to inner hallway with lounge and stairs to the first floor. The hallway has a tiled floor finish.

Kitchen

9'10" x 7'2" (3m x 2.2m)

Fitted with a range of modern base and eye level units with white gloss fronts and marble effect work surfaces. Tiled floor to finish. Door to side parking area. Appliances include dishwasher, cooker with extractor over, washing machine and fridge-freezer.

Dining Room

9'10" x 7'2" (3.00 x 2.20m)

Featuring bi-fold door to rear garden, door to kitchen and wood laminate floor finish.

Lounge

14'5" x 11'1" (4.40 x 3.40m)

Good sized room with double glazed window to front elevation, wood laminate flooring, under stairs cupboard and arch way through to dining room.

First Floor

Stairs to first floor with two double bedrooms and one single bedroom.

Bedroom 1

10'5" x 8'6" (3.2 x 2.6)

Good sized double room with fitted wardrobe and double glazed window to rear garden and fields beyond.

Bedroom 2

10'5" x 7'2" (3.2 x 2.2)

Window to front elevation, carpeted floor and radiator.





Bedroom 3

7'10" x 7'2" (2.4 x 2.2)

Window to front elevation, fitted wardrobe and carpeted floor.

Shower Room

6'6" x 5'10" (2 x 1.8)

Fitted with a modern bathroom suite including W.C, hand basin and curved shower cubicle.

Outside

Off-street parking to front and side of property. Secure gated access to rear garden which benefits from slabbed patio area, low maintenance artificial lawn and garden shed.

Rent

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

Deposit

Five weeks' rent payable in advance (£917.00) to be returned after deductions and without interest at the end of the tenancy.

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 and sewerage are connected. Oil fired central heating.

Viewings

All viewings are strictly by appointment through Richardson on 01780 758000.

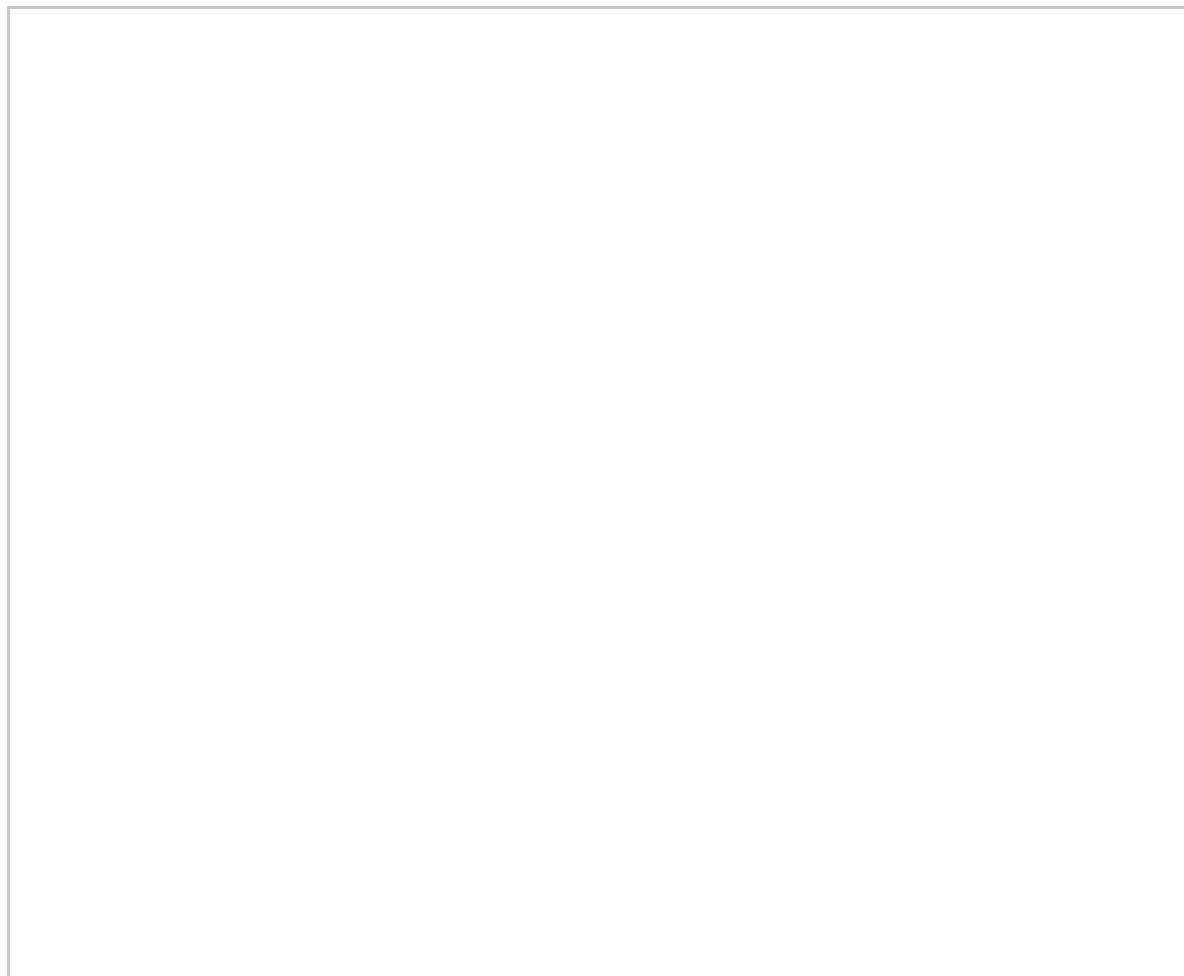
Council Tax

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

Agents Note

Under the Estate Agents Act of 1989, we hereby give notice that an employee of Richardson's is a part owner of this property.

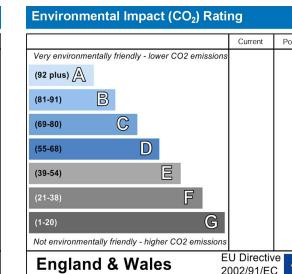
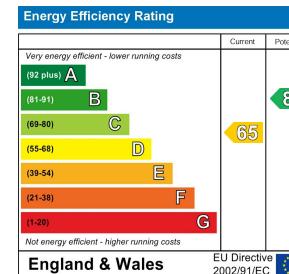
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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