

Richardson

6 Empingham Road,
Ketton, PE9 3RP

LETTINGS SPECIALISTS

TO LET

£845 PCM



- Stone Built Cottage
- Semi Detached
- Luxury Bathroom
- Underfloor Heating
- Shaker Style Kitchen
- 1 Bedroom
- Enclosed Garden
- 2 Parking Spaces

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 762433

LOCATION

The property is located close to the centre of Ketton in a conservation area. The village of Ketton has good local amenities including a primary school, library, village shop/post office, public houses, church and sport amenities. The village lies approximately 4 miles south west of the historic market town of Stamford, which boasts excellent educational, retail and cultural facilities. The A1 road network (approx. 2 miles) provides good access to the cathedral city of Peterborough with rail connections to London, Kings Cross (approx. 55 mins).

DESCRIPTION

The property has been modernised to a high standard with a shaker style kitchen, luxury bathroom, underfloor heating, some original sash windows, double glazed windows and wooden internal panel doors.

ACCOMMODATION COMPRISES:

KITCHEN 11'11" x 11'3"

Refitted shaker style kitchen with cream cupboards and wooden worksurfaces. Kenwood electric range with 5 ring gas hob and stainless steel extractor over. Belfast style sink, washing machine and fridge freezer. Laminate flooring. Understairs storage cupboard.

LOUNGE 15'4" x 11'5"

Original sash window and a double glazed window overlooking the garden. Downlighting spotlights. Laminate flooring, stairs to first floor and door to rear garden.

LANDING

On the stairwell is a cupboard housing a gas fired combi boiler and the landing has a cupboard with plumbing for a washing machine.

BATHROOM 11'9" x 8'11"

White bathroom suite comprising roll top bath, pedestal wash hand basin and WC. Separate shower cubicle. Tiled floor. Roof light. Window to front.

BEDROOM 15'3" x 11'6"

Built-in wardrobe. Downlighting spotlights. Two original sash windows to side overlooking garden.

OUTSIDE

The property has an enclosed south facing garden with stone built outbuilding and gate to frontage. At the front of the property a gravel driveway provides off street parking for 2 cars.

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

COUNCIL TAX

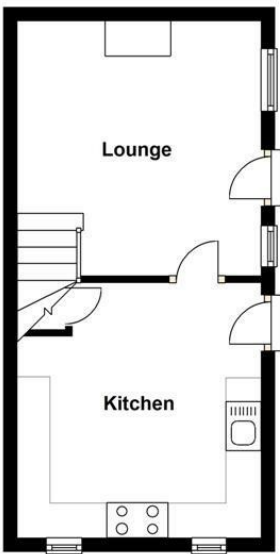
From our enquiries with the Valuation Office we understand the Council Tax band for the property is Band A.

VIEWING

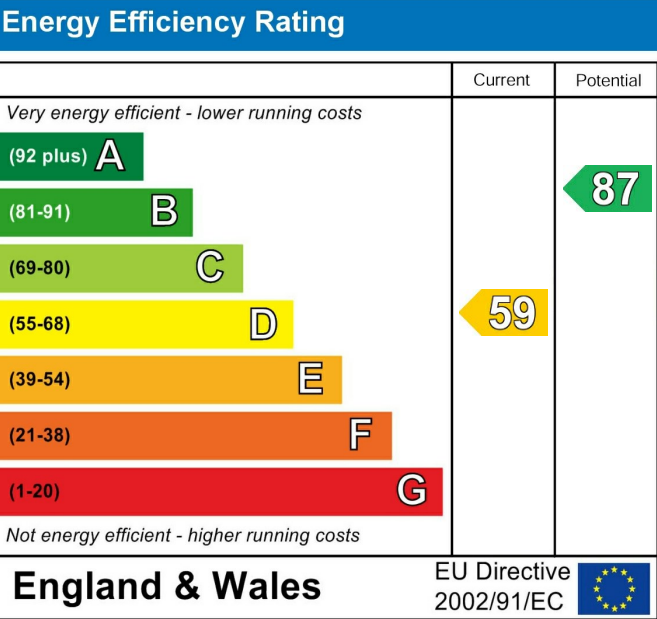
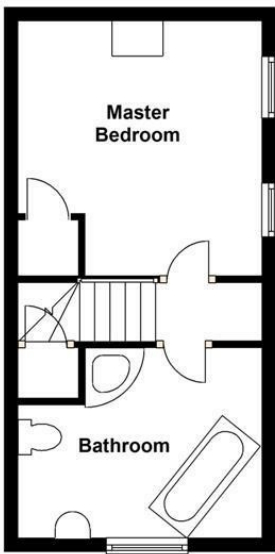
All viewings strictly by appointment through Richardson, 01780 758000.



Ground Floor



First Floor



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