

LETTINGS SPECIALISTS

TO LET

£995 PCM



- Semi detached House
- Set Over 3 Floors
- Oil Central Heating
- Enclosed Garden
- Two Bedrooms
- Great Location
- Garage & Off Street Parking
- EPC: Band D

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

## LOCATION

The property is located in Wothorpe on the outskirts of Stamford and is under a mile from the Railway station and town centre.

Stamford is an attractive town of predominately limestone properties nestling in the Welland Valley.

Stamford has a unique blend of history, stunning architecture and niche shopping. 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 Stansted, Peterborough, Leicester and Birmingham.

## DESCRIPTION

Delightful two bedroom cottage set over three floors in quiet location with rural views but close to Stamford and the A1. Enclosed garden and single garage. Oil central heating. Use of communal garden and tennis court.

## ACCOMMODATION

### ENTRANCE HALL/ HALLWAY

Half glazed entrance door opening into hallway with doors to cloakroom and open plan kitchen/living room. Coats cupboard. Stairs to first floor.

### CLOAKROOM

With white wash hand basin and WC. Window to frontage.

### KITCHEN/LIVING ROOM 13'0" x 14'11"

Windows to front and side elevations, tiled floor, radiator. Archway to kitchen with wooden fronted base and eye level units with black marble effect laminate worktops and tiled splashbacks. Single oven, electric hob with extractor over. Stainless steel 1½ bowl sink and drainer with mixer tap over. Window overlooking garden.

### FIRST FLOOR LANDING

Window to frontage and stairs off to second floor. Doors to:

### BEDROOM 1 12'11" x 9'11"

Neutrally decorated and fitted carpet. Windows to front and side elevations, radiator.

### BATHROOM

With three piece suite comprising WC, wash hand basin and bath with shower over. Vinyl flooring, frosted window to side, tiled splashbacks. Airing cupboard with slatted shelf and hot water tank.

### BEDROOM 2 15'0" x 9'4"

Located on the second floor this attic room has reduced headroom to one side and central pillar. Neutrally decorated and fitted carpet. Built in wardrobe and eaves storage. Velux window, radiator and shelving.

### OUTSIDE / GARDEN

Enclosed garden mainly laid to lawn with flower borders. Block paved courtyard area.

### GARAGE

Single garage with up and over door and pedestrian access from garden. Power point, light and fitted shelves. Oil tank.

### 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.

## BROADBAND/MOBILE

Broadband availability is Standard and Ultrafast and mobile availability is good outdoor and variable in home via EE, Three, O2 and Vodafone, according to the Ofcom Checker.

## COUNCIL TAX

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

## RENT

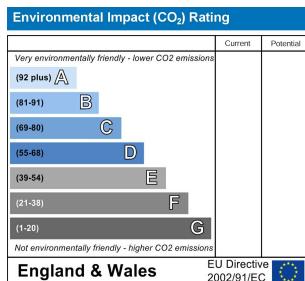
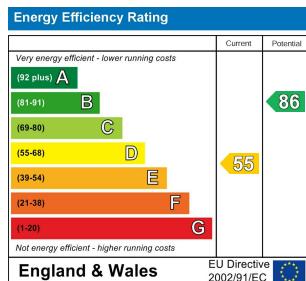
The rent is payable monthly in advance by standing order.

## DEPOSIT

Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy. The deposit on this property is £1,148.

## VIEWING

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





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