

# Richardson

Stamford Road, Empingham  
Oakham, LE15 8QG

LETTINGS SPECIALISTS

**TO LET**

**£1,150 PCM**



- Late 18th Century Cottage
- Shaker Style Kitchen
- Gas Central Heating
- Off Street Parking
- 2 Double Bedrooms
- 4 Piece Bathroom Suite
- Upvc Double Glazing
- Countryside Views to Rear

Sheep Market, Stamford, Lincs, PE9 2RB



[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.co.uk)

**01780 758000**

## LOCATION

The village of Empingham is set in the beautiful undulating countryside located midway between the historic market towns of Stamford and Oakham approximately five miles to the west of the A1. The main rail link to London's Kings Cross is provided from nearby Peterborough as well as good cross country services from Stamford and Oakham.

The surrounding towns offer a fine selection of primary and secondary schools including the renowned public schools of Oakham, Uppingham and Stamford. The area also has excellent shopping facilities and a wide range of sporting and leisure activities.

## DESCRIPTION

Beautifully presented spacious 2 bedroom mid terrace cottage with gas central heating, Upvc double glazing, front and rear gardens and off street parking. Lovely views of open countryside to the rear.

### KITCHEN 4.499 x 3.351 max (14'9" x 10'11" max)

Fitted kitchen with integrated fridge/freezer, dishwasher and washing machine. Delonghi range cooker, Belfast sink and pantry cupboard. Vinyl flooring. Window and door to frontage.

## HALL

Leading to lounge diner, cloakroom and stairs.

### LOUNGE DINER 7.240 x 2.868 max (23'9" x 9'4" max)

With fitted carpet and inglenook fireplace (decorative purposes only). Window to frontage and French doors to rear garden.

## CLOAKROOM

With WC and wash hand basin.

## STAIRS/LANDING

With fitted carpet and window to rear elevation. Doors to:

### BEDROOM 1 5.108 x 3.665 max (16'9" x 12'0" max)

With fitted carpet, window to frontage and skylight.

### BEDROOM 2 3.408 x 2.811 (11'2" x 9'2")

With fitted carpet and 2 windows to rear. Alcove storage.

### BATHROOM 4.298 x 2.521 max (14'1" x 8'3" max)

Four piece suite comprising walk-in shower, bath, pedestal wash hand basin and WC. Window and skylight to frontage. Vinyl flooring.

## OUTSIDE

Off street parking to the frontage and front garden with lawned area and mature shrub borders and pathway leading to the front door. The enclosed rear garden has a patio area and gravel garden with views over open countryside to the rear.

## COUNCIL TAX

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

## SERVICES

Mains water, electricity, gas and sewerage are connected.

## BROADBAND/MOBILE

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



## 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 are strictly by appointment through Richardson on 01780 758000.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                       |
|-----------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                             |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                       |
| (92 plus) <b>A</b>                                              |                            |                                                                                       |
| (81-91) <b>B</b>                                                |                            |                                                                                       |
| (69-80) <b>C</b>                                                |                            |                                                                                       |
| (55-68) <b>D</b>                                                |                            |                                                                                       |
| (39-54) <b>E</b>                                                |                            |                                                                                       |
| (21-38) <b>F</b>                                                |                            |                                                                                       |
| (1-20) <b>G</b>                                                 |                            |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                       |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |



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