

Richardson

1a Chapel Close, Empingham
Oakham, LE15 8BX

LETTINGS SPECIALISTS

TO LET

£1,795 PCM



- Village Location
- Four Large Bedrooms
- Newly Fitted Kitchen
- Established Garden
- Private Detached Property
- Two Ensuites & One Wet Room
- Newly decorated throughout
- Two Ground Floor Bedrooms

Sheep Market, Stamford, Lincs, PE9 2RB



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

Well presented detached chalet bungalow with sitting room, kitchen/breakfast room, study, downstairs wet room, two bedrooms to the ground floor, one with an ensuite wet room. Two further bedrooms to the first floor, one with an ensuite bathroom. Large sun terrace, spacious parking area and mature gardens to the rear. Ideal property for an extended family.

ENTRANCE HALL

Doors to kitchen, study, wet room, bedrooms 3 & 4. Stairs to 1st floor and archway to sitting room

SITTING ROOM 11'7" x 14'10"

Upvc window to side, French doors to conservatory, laminate flooring and radiator

CONSERVATORY 9'10" x 10'11"

Glass panels to sides and roof, laminate tile flooring. Door to sun terrace

KITCHEN/DINER 20'3" x 11'6"

Newly fitted Shaker style kitchen with a range of grey wall and base units, stainless steel sink set into laminate worktop, integrated appliances including single fan oven, ceramic hob and extractor. Space for a washing machine and dishwasher. Upvc window to side, Upvc door to sun terrace and ceramic tiled flooring. Ample space for a large dining table.

STUDY 8'11" x 11'4"

Upvc window to front aspect, laminate flooring. Door to garage

WET ROOM 6'10" x 7'7"

Large walk in shower area, basin set into vanity unit, toilet, upvc window to front aspect, radiator and vinyl flooring

BEDROOM THREE 14'9" x 11'9"

Upvc window to front aspect, radiator and laminate flooring

BEDROOM FOUR 13'10" x 14'6"

Upvc window to rear aspect, laminate flooring, radiator and door to ensuite

ENSUITE 7'8" x 7'8"

Large walk in shower area, basin set into vanity unit, toilet, upvc window to rear aspect, radiator and vinyl flooring

STAIRS AND LANDING

Stairs leading to spacious first floor landing. Doors to main bedroom and bedroom two

MAIN BEDROOM 29'10" x 12'11"

Super spacious room with several Velux windows and further window to the front. Two radiators and laminate flooring

BEDROOM TWO 13'11" x 12'11"

Upvc window to rear aspect, laminate flooring and door to ensuite

ENSUITE 6'6" x 10'11"

White bathroom suite consisting of bath, basin, toilet, upvc window to side aspect, radiator and vinyl flooring

EXTERNAL

Driveway leading to large parking area, garage and the front of the property. To the rear is a large lawn area surrounded by established shrub and trees. A large sun terrace is situated to the side of the property.

GARAGE 14'2" x 23'9"

Spacious garage with power points and remote control door.

VIEWINGS

All viewings are strictly by appointment through Richardson on 01780 758000

SERVICES

Mains water, electricity, gas and sewerage are connected

COUNCIL TAX

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

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 any deductions and without interest at the end of the tenancy.

EPC

Rating C

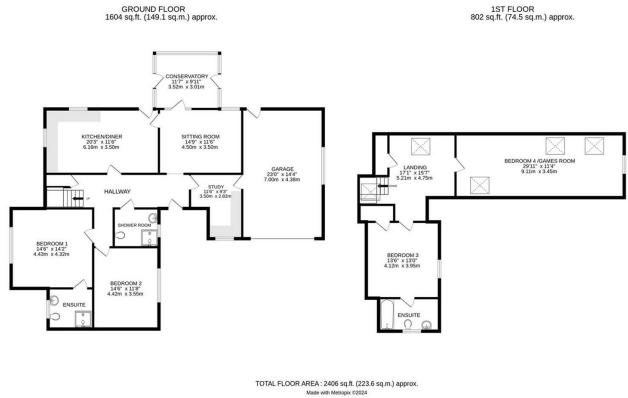
BROADBAND/MOBILE

Broadband availability is Standard, Superfast and Ultrafast and mobile availability is via O2, according to the Ofcom Checker.


AGENTS NOTES

Under the Estate Agents Act of 1979 we hereby give notice that a Partner in this firm has an interest in this property as Trustee.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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