

Richardson

Orchard Cottage, 2 Great Casterton Road,
Ryhall, PE9 4EZ

LETTINGS SPECIALISTS

TO LET

£1,195 PCM



- Detached Chalet Bungalow
- Modern Kitchen
- Parking For 2 Cars
- Rural Views
- Three Bedrooms
- Oil Fired Central Heating
- Enclosed Garden
- Single Garage

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

'Orchard Cottage' is situated on the outskirts of Ryhall in a rural location. The main village offers good facilities including a general store, two public houses, Methodist church, village hall and primary school. The village lies approximately two miles north of the prestigious market town of Stamford.

Stamford offers a wide range of shops, supermarkets and weekly produce markets and is accessible from the main bus route which runs frequently through Ryhall. In addition, Stamford is situated to the west of the A1, which connects to London and passes by Peterborough, Grantham and Newark-on-Trent to name but a few.

DESCRIPTION

Refurbished detached chalet bungalow comprising 3 bedrooms, kitchen/diner, lounge, family bathroom, separate WC and single garage. The property benefits from oil fired central heating.

GROUND FLOOR

Front entrance door giving access to hallway. Neutrally decorated.

KITCHEN/DINER 16'8" x 11'1"

Modern kitchen with base and eye level units, integral appliance include ceramic hob and single oven, UPVC window to rear garden area, door to rear porch. Neutrally decorated.

FAMILY BATHROOM 6'9"(6'10") x 5'3"

Neutrally decorated. White bathroom suite comprising bath and wash hand basin. UPVC window to side.

SEPARATE WC 6'9"(6'10") x 3'0"

Neutrally decorated . UPVC window to side.

LOUNGE 20'1" x 12'8"

UPVC windows to front and rear elevations.

STAIRS/LANDING

Leading to first floor. The landing provides access to the 3 bedrooms and airing cupboard.

BEDROOM 1 17'5" x 12'9"

Neutrally decorated. UPVC windows to front and rear elevations and radiator.

BEDROOM 2 16'9" x 8'0"

Neutrally decorated.. UPVC windows to rear elevation and radiator.

BEDROOM 3 9'4" x 8'7"

Neutrally decorated. UPVC windows to front elevation and radiator.

OUTSIDE

Enclosed garden, off street parking for 2 cars and single garage.

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.

COUNCIL TAX

The Council Tax Band for the property is "B".

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000.

BROADBAND/MOBILE

Richardson

Mobile - Vodaphone, O2

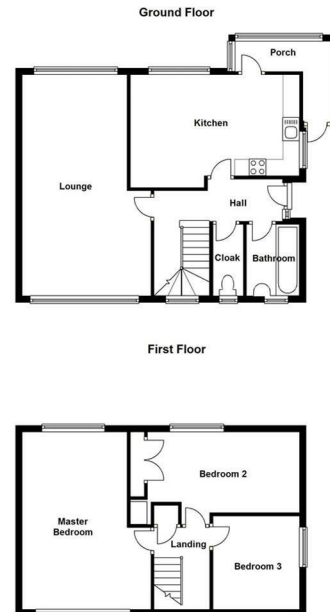
Broadband - Standard and Superfast





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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