

TO LET

£1,200 PCM



- Barn Conversion
- Open Plan Living/Dining/Kitchen
- Off Street Parking
- Rent inclusive of water charges
- Two Double Bedrooms
- Oil Fired Central Heating
- Rural Views
- Energy Rating: C

Sheep Market, Stamford, Lincs, PE9 2RB

## LOCATION

The property is situated within a delightful Farmyard complex, just off the Greatford Road, approximately 1.5 miles out of Uffington Village and less than 4 miles to Stamford town centre.

## DESCRIPTION

Modern Barn Conversion comprising open plan living/dining/kitchen, shower room and study/second bedroom to the ground floor. Main bedroom and bathroom to first floor. There is an enclosed garden to the front of the property with good size gravel drive providing ample parking and rear garden mainly laid to lawn with shrub borders.

## LIVING AREA

UPVC double glazed front door leading into open plan living space with imitation flagstone flooring, patio doors, built in cupboards to each side of the fireplace, wood burning stove set in brick hearth, stairs to first floor

## KITCHEN AREA

Cream fronted wall and base units with integrated Belfast Sink, dishwasher, fridge, freezer, double oven with ceramic hob and extractor fan over, built-in washing machine.

## SHOWER ROOM

Comprising white pedestal wash hand basin, close coupled WC and shower with full length curved glass shower screen. Walk-in cupboard.

## STUDY/BEDROOM

Windows to side and rear elevations. Radiator.

## LANDING

Window to rear elevation. two door airing cupboard with slatted shelving and boiler.

## MAIN BEDROOM

Fitted carpet, window to front elevation, built-in wardrobe, door to bathroom.

## BATHROOM

White 3 piece bathroom suite comprising whirlpool bath with shower over, close coupled WC and pedestal wash hand basin. Wood effect cushion floor. Heated towel rail. Window to frontage and doors to bedroom and landing.

## OUTSIDE

With good size gravelled parking area to the front of the property with a wooden five bar gate, patio and lawned area. To the rear the garden is mainly laid to lawn with shrub borders.

## SERVICES

Mains water and electricity are connected. Sewerage is by Septic Tank.

## COUNCIL TAX

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

## 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.

## VIEWING

All viewings strictly by appointment through Richardson, 01780 758004.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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