

Richardson

Manor Farm, 21 Church Street
Nassington
PE8 6QG

LETTINGS SPECIALISTS

TO LET

£1,100 PCM



- Popular Village Location
- 2 Reception Rooms
- UPVC Double Glazing
- Modern Oil Fired Boiler
- Detached House
- 2 Double Bedrooms
- New Fitted Carpets
- Garage and Off Street Parking

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



www.richardsonstateagents.co.uk

01780 758000

LOCATION

Nassington is a highly regarded Nene Valley village situated to the south of Stamford approximately 8 miles to the west of the City of Peterborough and 6 miles to the north east of Oundle. It is surrounded by rolling countryside and offers a good range of amenities with general store/post office, tea room, school, church, public house and restaurant. The village of Wansford is approximately 1 1/2 miles away and offers doctor's surgery and access to the A1, as well as the A47.

DESCRIPTION

Detached 2 bedroom brick built house with oil central heating, upvc double glazing, gardens to front and rear and single garage and off road parking.

GROUND FLOOR

Wooden front entrance door leading to:

ENTRANCE HALL

With stairs to first floor and doors to sitting room and dining room.

KITCHEN 4.40m x 2.00m (14'5" x 6'6")

White fronted kitchen units with laminate worktop and stainless steel single sink and drainer. Hotpoint double oven with extractor over. Upvc window to rear. Airing cupboard housing hot water tank. Further storage cupboards and pantry. Door to rear garden and access to sitting room, dining room and utility.

SITTING ROOM 5.40m x 3.50m (17'8" x 11'5")

With upvc window to front and upvc French doors to rear. Stone feature fireplace. Large radiator.

DINING ROOM 3.40m x 3.40m (11'1" x 11'1")

Upvc window to front. Fitted carpet, radiator and door through to kitchen.

UTILITY 3.30m x 1.70m (10'9" x 5'6")

Upvc windows to front and rear. Plumbing for washing machine. Wash hand basin. Range of wall mounted cupboards. Separate WC.

FIRST FLOOR

LANDING

Upvc window to rear. Radiator. Storage cupboard with fitted shelves. Loft hatch. Doors to:

BEDROOM 1 5.40m x 3.50m (17'8" x 11'5")

Dual aspect room with upvc windows to front and rear. Fitted carpet and 2 radiators. Range of fitted wardrobes.

BATHROOM 2.50m x 1.70m (8'2" x 5'6")

Modern white 3 piece suite comprising WC, pedestal wash hand basin and panel bath. Shower over bath and glass shower screen. Upvc window to rear with obscured glass. Radiator with heated towel rail. Vinyl flooring.

BEDROOM 2 3.70m x 3.40m (12'1" x 11'1")

Upvc window to frontage. Fitted carpet and radiator. Built-in cupboard.

OUTSIDE

Good size front garden mainly laid to lawn with central path to front door. Raised flower beds and hedging.

To the rear of the property is a large tarmac area with decorative slabs. Outbuilding with power. A garage and parking are available adjacent to rear garden.

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. Oil fired central heating.

MOBILE/BROADBAND

According to the Ofcom Checker broadband availability is Standard, Superfast and Ultrafast and mobile availability is good outdoor via Vodafone and variable outdoor via EE, O2 and Three.

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 amount for this property is £1,269.

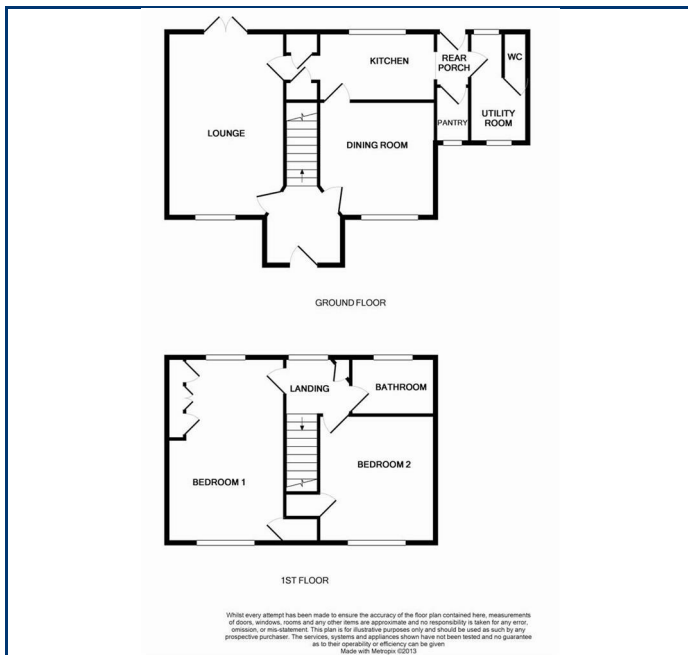
COUNCIL TAX

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

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) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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