

Richardson

LETTINGS SPECIALISTS

The Haven Essendine Road, Ryhall
, PE9 4JN

TO LET

£1,250 PCM



- Newly Decorated
- Brand New flooring throughout
- Rural Views
- Ample Parking
- 3 Good Sized Bedrooms
- New Log Burner to Sitting Room
- Modern Kitchen
- EPC D

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



www.richardsonstateagents.co.uk

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LOCATION

The property is situated on the A6121 at Ryhall, mid way between Stamford and Bourne. The house is within the catchment area of both Bourne Grammar School and Great Casterton College.

DESCRIPTION

Recently refurbished semi detached property perfect for a small family or couple. The Haven sits on an end plot with ample parking to the front and enclosed garden to the rear. Rural views to the side aspect. Internally, 2 reception rooms comprising of a light and airy living area and a smaller sitting room with log burner to the front of property. To the first floor are three good sized bedrooms and a modern shower room.

FRONT ENTRANCE

Covered porch area leading to front door.

HALLWAY

Newly decorated and brand new LVT wood effect flooring.

SITTING ROOM 14'0" x 11'10" (9'9)

The sitting room is situated to the front of the property and is newly decorated and brand new carpet flooring. Added to this the room benefits from a newly fitted log burner (Hetas approved) set within a traditional brick fireplace.

KITCHEN 16'6 x 7'3

The kitchen comprises of a range of modern high gloss grey base and wall units with brushed chrome effect handles. Fitted appliances include an oven, brand new electric hob with extractor over. Marble effect worktops house a stainless steel one and a half sink with mixer tap. Upvc door leads out to the side garden and upvc window overlooks the rear garden. Newly fitted LVT wood effect flooring.

LIVING AREA 20'5 x 10'9

Spacious living area to the rear of the property. Newly decorated and brand new carpet flooring. French doors open out on to the patio.

STAIRS LANDING

Newly decorated and brand new carpet flooring.

MAIN BEDROOM 11'10 x 10'8

Newly decorated and brand new carpet flooring. Upvc window to rear aspect.

BEDROOM 2 11'10 x 11'8

Newly decorated and brand new carpet flooring. Upvc window to front aspect.

BEDROOM 3 19'8" x 36'1" x 26'2" x 6'6"

Newly decorated and brand new carpet flooring. Upvc window to front aspect.

SHOWER ROOM 6' x 5'9

Double sized cubicle shower, modern vanity unit with basin set within, low level cistern toilet. Upvc window to rear access.

OUTSIDE

Gravelled driveway to the front, pathway leading to the rear enclosed garden.

SERVICES

Mains water and electricity are connected.

DEPOSIT

Five weeks' rent payable in advance to be returned after any deductions and without interest at the end of the tenancy.

RENT

The rent is payable monthly in advance, by standing order.

TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

COUNCIL TAX

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

EPC

Rating D

VIEWINGS

All viewings are strictly by appointment through Richardson.

MOBILE BROADBAND

According to OFCOM:

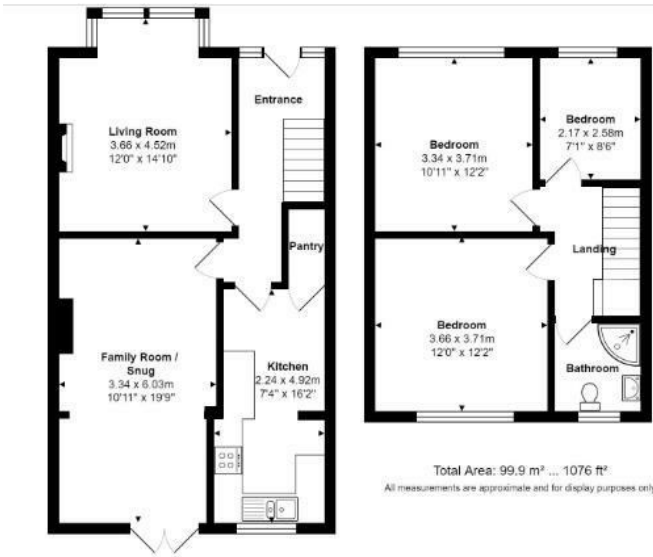
Mobile networks available - O2, VODAPHONE, EE (Limited indoors)

Broadband types available - Standard

AGENTS NOTE

Under the Estate Agents Act of 1979 we hereby give notice that an employee of Richardson is the owner of the property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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