

Richardson

79 Harrington Street,
Bourne, PE10 9HB

LETTINGS SPECIALISTS

TO LET

£1,095 PCM



- Semi Detached
- Close to Town Centre
- Large Garden
- Available Now
- 3 Reception Rooms
- Gas Central Heating
- Off Road Parking
- EPC C

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

Location

Harrington Street is located in the Lincolnshire market town of Bourne. It is ideally situated within easy reach of the A15 and associated road and rail network links. The Town Centre is close by for all your essential needs and amenities. Bourne also boasts a well renowned Grammar School and various other excellent schools nearby.

Description

The property is accessed via a porch which leads to the front door and entrance hall. The property boasts 3 reception rooms, a kitchen with modern units and a downstairs bathroom. On the first floor are 3 bedrooms, 2 doubles and a cloakroom.

Hallway

Laminate flooring, stairs to first floor.

Sitting Room 9'11" x 13'5"

The main reception room is situated to the front of the property with oak glazed French doors leading to the Dining Room. Laminate flooring and neutral decor.

Dining Room 10'11" x 15'1"

Neutral decor with window to rear elevation, feature fireplace and laminate flooring. Door to storage cupboard.

Kitchen 7'4" x 9'0"

Oak glazed door leads into the galley kitchen with a range of base and wall Shaker cabinets. Freestanding dishwasher and space for a washing machine.

Lobby 2'11" x 8'11"

Door leading to Sun Room and Bathroom:

Bathroom 5'5" x 8'11"

Bath with shower over, close coupled toilet and vanity wash basin.

Sun Room 15'10" x 7'1"

Tiled floor, windows to side and rear elevations. French door to rear garden.

Stairs and Landing

Stairs leading to the landing area and doors to 3 bedrooms.

Main Bedroom 10'0" x 13'4"

Light and airy with neutral decor, window to front aspect. Door leading to Cloakroom

Cloakroom 4'3" x 2'11"

With toilet & hand basin. Window to front.

Bedroom Two 11'0" x 8'5"

Neutral decor, window to rear aspect.

Bedroom Three 7'10" x 7'11"

Neutral decor, window to rear aspect.

External

To the front of the property is a graveled parking area ample for 2 vehicles and pathway leading to the side of the property. To the rear of the property is a large patio area leading onto a lawned area with winding pathway to raised beds and a shed. The garden is fully enclosed.

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

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.

Viewings

All viewings are strictly by appointment through Richardson on 01780 758000

Agent Note

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





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