

# Richardson

32 Conduit Road  
Stamford  
PE9 1QQ

LETTINGS SPECIALISTS

**TO LET**

**£1,695 PCM**



- Sought After Town Location
- Modern Townhouse
- Three/Four Bedrooms
- Open Plan Downstairs Living
- Rear Garden
- Private Parking for 2 Vehicles
- Long Term Let
- Available Now

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



[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 758000**

## LOCATION

This modern 3/4 bedroom townhouse is ideally located just a short walk from the centre of Stamford and within easy access of the Endowed Schools. The town itself, offers excellent facilities with plenty of independent cafes and restaurants, and is within easy access of the A1 with connections to other major road networks. The train station is only a 10 minute walk and provides main city rail links to Peterborough and London Kings Cross (approx. 50-55 mins) with cross country connections to Birmingham and Stansted.

## DESCRIPTION

This super 3/4 bedroom modern townhouse is perfect for families or single professionals who work from home. The downstairs open plan space provides a generously sized sitting room leading to a kitchen and further dining area with impressive bifold doors opening to the rear enclosed garden. The master bedroom spans the length of the top floor, with the remaining bedrooms, one with an ensuite, and a good size family bathroom being located on the first floor.

This property offers a really comfortable living space, with parking, in a great location of the town.

## ACCOMMODATION:

### ENTRANCE HALL 5'7" x 4'4"

Leading to the open plan downstairs living space and stairs to the first floor.

### SITTING ROOM/KITCHEN/DINING AREA 45'2" x 14'1"

The open plan ground floor is generously sized and provides a living and dining area, providing great spaces for both relaxation and entertaining. Bifold doors provide easy access to the west facing garden and also allow plenty of natural light into the room. Perfect for warm summer days!

The Kitchen area is fitted with a range of grey base and eye level units and provides plenty of storage and worktop space, which can also be used as a breakfast bar for more casual dining. Integrated appliances include fridge/freezer, washing machine, tumble dryer and dishwasher. A fitted electric oven and ceramic hob are also included.

### CLOAKROOM 6'0" x 2'8"

A downstairs cloakroom is located off the sitting room for convenience.

### FIRST FLOOR LANDING 13'5" x 6'7"

### BEDROOM TWO 9'2" x 10'2"

This double bedroom is one of two on this floor and is located at the rear of the property. It has an ensuite bathroom and also benefits from a large built in wardrobe space.

### ENSUITE 8'10" x 3'6"

The ensuite shower room is fully tiled in grey and comprises of a separate fitted shower, hand basin and low level WC.

### BEDROOM THREE 10'7" x 7'1"

The second double bedroom on this floor is at the front of the property and again, benefits from a large built in wardrobe space.

### BEDROOM FOUR/OFFICE 5'5" x 7'3"

This single bedroom is also located at the front of the property and is ideal as an office or study space, perfect for working from home.

### FAMILY BATHROOM 5'10" x 7'1"

The family bathroom located on the first floor, is fully tiled in grey with matching suite comprising of bath with shower over, wash hand basin and WC. It also has a heated towel rail.

## SECOND FLOOR

### MASTER BEDROOM 11'4" x 19'8"

The large master bedroom is located on the second floor and runs the length of the house. There is a separate wardrobe space, and 2 built in storage cupboards.

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## OUTSIDE SPACE

There is a low maintenance flagstone patio area with artificial lawn at the rear of the house which is west facing, perfect for enjoying the afternoon sun. A rear gate provides access to the private parking for 2 cars.

## PARKING

There is a gravel parking area at the rear of the property, with enough space for two vehicles. There is the added benefit of an EV charger.

## COUNCIL TAX

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

## SERVICES

Mains water, electricity, gas and sewerage are connected.

## MOBILE/BROADBAND

According to OFCOM:

Mobile networks available - EE, O2 and Three, limited Vodafone

Broadband types available - Standard, Superfast & Ultrafast

## RENT

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

## DEPOSIT

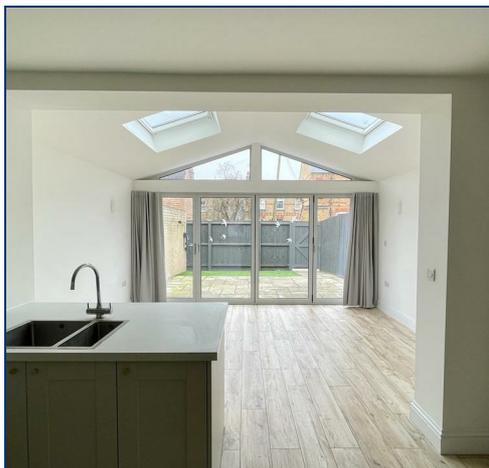
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

## TENURE

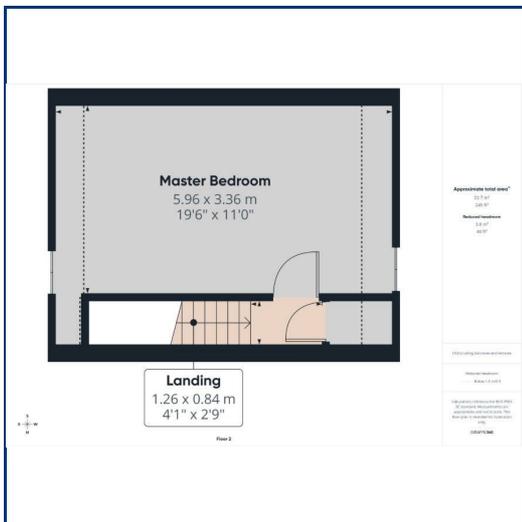
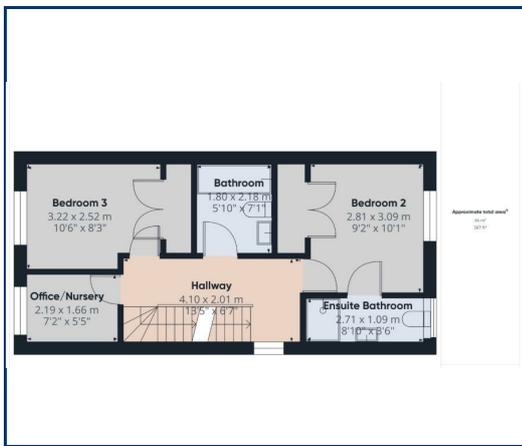
The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

## VIEWING

All viewings are strictly by appointment through Richardson on 01780 758000.



# Richardson



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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