

Richardson

Basing House Manor Farm Lane,
Essendine
Stamford, PE9 4LA

LETTINGS SPECIALISTS

TO LET

£2,750 PCM



- Four Double Bedrooms
- Countryside Views
- Spacious Kitchen/diner
- Large Double Garage
- Private Village Location
- Stone Built
- Underfloor Heating
- Sun Filled Patio

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

LOCATION

Essendine is a small village with a Norman Church and its own Village Hall, situated to the eastern edge of Rutland. Further facilities are available in both Stamford is approximately 5 miles to the west where there is an excellent range of shopping facilities as well as Stamford Art Centre and Stamford Station and Bourne approximately 7 miles to the east.

ACCOMODATION

HALLWAY

Front door leading to ceramic tiled flooring, access to all ground floor rooms, stairs leading to 1st floor

LOUNGE 19'2" x 14'3"

Uninterrupted views to the front over open countryside. French doors to the rear leading to the private patio area. The landscaped garden is beyond. Wooden flooring, neutrally decorated with cut stone feature fireplace and wood burning stove.

KITCHEN/DINER 17'3" x 14'10" extending to 16'11" x 11'11"

Large open plan kitchen leading through to family dining area. Central island with breakfast bar incorporated. Modern units & fittings throughout (Neff integrated appliances, large American style fridge/freezer)

UTILITY 10'10" x 6'0"

Good sized space situated off the kitchen area. Range of base units housing appliances, multiple coat hooks. Doors to garage and rear aspect

STUDY/SNUG/DINING ROOM 13'1" x 10'4"

Neutrally carpeted, window to rear aspect

GYM 11'0"

Wood laminate flooring, neutrally decorated with floor to ceiling mirrored wall and window to front aspect

CLOAK ROOM

With toilet & hand basin

STAIRS/LANDING

Neutrally carpeted, landing area leads onto four bedrooms

MASTER BEDROOM WITH ENSUITE 17'7" x 15'7" (bedroom), 11'0" x 3'4" (dressing ar

Accessed via the dressing area with multiple closets and hanging space. A spacious room neutrally carpeted, door leading to spacious ensuite (3.16 x 3.01) comprising of bath, toilet, basin and walk in shower, ceramic tile flooring, modern inset downlighters

BEDROOM TWO WITH ENSUITE 12'11" x 12'9"

Spacious room with views to front aspect. Large double wardrobe and shelving to recess area. Neutrally carpeted, door leading to ensuite (2.86 x 1.79) comprising of bath with shower over, close coupled toilet, hand basin and heated chrome towel rail Ceramic tiled flooring.

BEDROOM THREE WITH ENSUITE 13'4" x 10'4"

Double room, neutrally carpeted, window to rear aspect, door leading to ensuite (2.29 x 1.79) comprising of walk in shower, close coupled toilet, hand basin and chrome heated towel rail. Ceramic tiled flooring,

BEDROOM FOUR WITH ENSUITE 13'11" x 12'11"

Good sized double room with window to rear aspect. Single wardrobe, neutrally carpeted, door leading to ensuite (2.73 x 1.78) comprising of bath, separate shower cubicle, close coupled toilet, hand basin and heated chrome towel rail. Ceramic tiled flooring.

EXTERNAL FRONT

The large gravel driveway provides off street parking for multiple vehicles all set behind an attractive dry stone wall. The driveway links directly to the double garage (5.79 x 5.54).

EXTERNAL REAR

Large private patio area providing outdoor entertaining space, including a pizza oven and barbeque. Beyond the patio is a lawned area surrounded by mature borders. Beyond the garden there are views over open paddock ground. The rear garden is west facing proving a delightful suntrap during the Summer months

SERVICES

Mains water, electricity and drainage are connected

COUNCIL TAX

We are advised that the council tax for the property is Band G

TENURE

The property is available on an Assured Short Hold Tenancy Agreement as specified under the Housing Act 1988 and amended under the Housing Act 1996 for a minimum term of one year.

RENT

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.

VIEWINGS

Viewings are strictly by appointment through Richardson on 01780 758000.

A video tour of this property is available on request.

EPC

EPC rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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