

# Richardson

Newport Barn House  
Main Street  
Ufford PE9 3BH

LETTINGS SPECIALISTS

**TO LET**

**£2,450 PCMX**



- Barn Conversion
- 2 Bathrooms
- Enclosed Walled Garden
- Off Street Parking
- 4 Bedrooms
- Shaker Style Kitchen
- Double Garage
- EPC Band: C

Sheep Market, Stamford, Lincs, PE9 2RB



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

**01780 762433**

## LOCATION

Ufford is approximately 5 miles to the south east of Stamford and 10 miles to the north west of Peterborough. The village is a conservation village with predominately stone built cottages and houses. The White Hart Public House has its own microbrewery and is well known for its restaurant as well as accommodation.

The market town of Stamford offers a wide range of facilities and shopping opportunities. Peterborough has the main line rail link to London Kings Cross of approximately 55 minutes travelling time.

## DESCRIPTION

Well presented 4 bedroom barn conversion in popular village location. The property was completely refurbished in 2019 and makes a lovely family home offering spacious accommodation with gas central heating and double glazing.

## ACCOMMODATION

### ENTRANCE / DINING HALL 4.88m x 4.75m (16'0" x 15'7")

With wooden floor, full height windows overlooking the garden with Roman blinds and windows to the front. radiator and stairs off to first floor. Double doors to sitting room, doors to kitchen and utility.

### KITCHEN/DINER 4.90m x 5.49m (16'0" x 18'0" )

Fitted with a good range of Shaker style grey fronted units with white worktops and upstands, twin ovens, integrated dishwasher, fridge freezer, Bosch induction hob with extractor over, enamel sink and drainer, 2 upvc windows overlooking the garden, recessed spotlights and under unit lighting, space for table and chairs.

### UTILITY 1.47m x 1.91m (4'9" x 6'3" )

With matching Shaker style cupboards, worktop and upstands as kitchen, Belfast style sink, Bosch washing machine, wooden flooring and radiator.

Door through to:

### WC 0.76m x 1.91m (2'5" x 6'3" )

With wooden floor, white WC and radiator. Window to frontage, recessed spotlights.

### SITTING ROOM 5.41m x 4.88m (17'8" x 16'0" )

With fitted carpet and 2 windows with Roman blinds overlooking the garden. Log burner and 2 radiators, wall lights and exposed beams. Door leading to:

### GARDEN ROOM 5.13m x 2.44m (16'9" x 8'0" )

With fitted carpet and feature arch windows and door with curtains overlooking the garden. Radiator, feature ceiling light, telephone and aerial points.

### FIRST FLOOR LANDING 7.87m x 1.70m (25'9" x 5'6" )

Spacious landing with exposed beams, fitted carpet and radiator.

Wooden doors to:

### FAMILY BATHROOM 2.54m x 1.78m (8'3" x 5'10" )

Wooden floor, white 3 piece suite comprising panel bath with rainfall shower over, chrome mixer tap, glass shower screen, wash hand basin with chrome mixer tap, close coupled WC, tiled splashbacks.

Window to side elevation, heated towel rail, wall mounted mirror, recessed spotlights.

### MASTER BEDROOM 3.10m x 5.46m (10'2" x 17'10" )

With fitted carpet, feature beam, wooden framed double glazed windows to side and rear elevations with Roman blinds, radiator. Loft hatch.

Triple door airing cupboard with shelving, housing Vaillant boiler and hot water tank. Door to:

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## **EN-SUITE 2.79m x 1.63m (9'1" x 5'4" )**

Modern suite comprising double shower cubicle with glass screen, rainfall shower head and separate hose, grey tiled splashbacks, wash hand basin set in a vanity unit, close coupled WC, chrome heated towel rail, window to side and recessed spotlights.

## **BEDROOM 3.10m x 3.58m (10'2" x 11'8")**

With fitted carpet, feature beam, wooden framed double glazed window to side with Roman blind and privacy blind, radiator.

## **BEDROOM 3.10m x 3.10m (10'2" x 10'2")**

With fitted carpet, feature beam, wooden framed double glazed window to rear with Roman blind, radiator.

## **BEDROOM 3.18m x 3.07m (10'5" x 10'0")**

Fitted carpet, feature beam, wooden framed double glazed window to rear, radiator.

## **OUTSIDE / GARDEN**

Attractive enclosed walled garden, mainly laid to lawn with seating area and shrub borders.

Double garage with light and power.

## **SERVICES**

Mains water, electricity, gas and sewerage are connected.

## **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.

## **COUNCIL TAX**

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

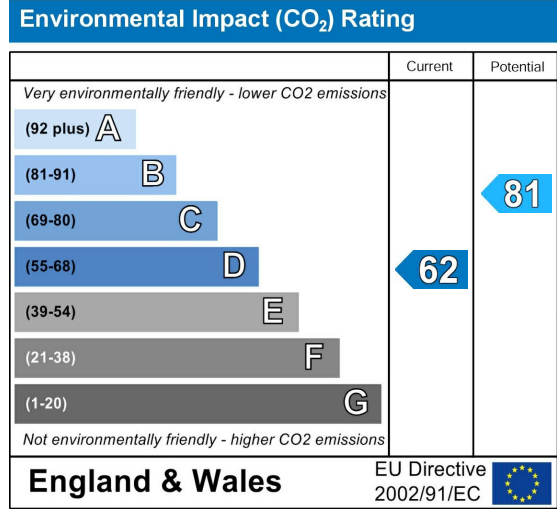
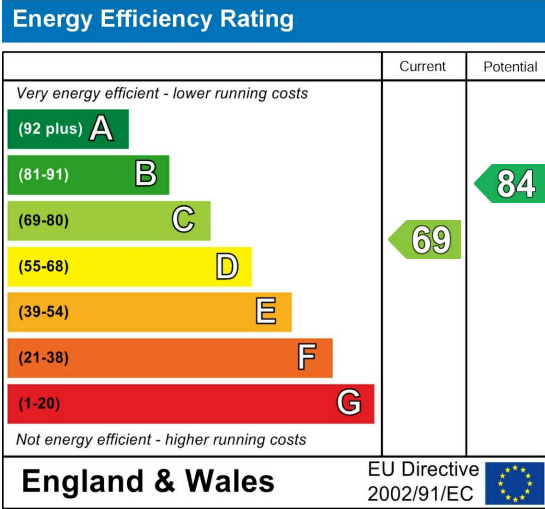
## **VIEWING**

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

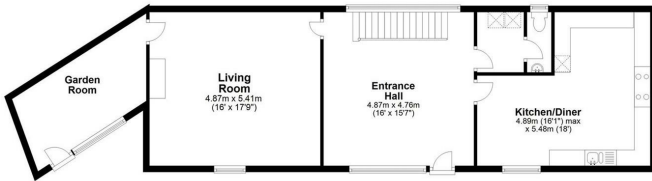
## **BROADBAND/MOBILE**

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



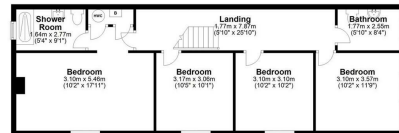


Ground Floor



Total area: approx. 165.2 sq. metres (1778.1 sq. feet)  
The position and size of doors, windows, appliances and other features are approximate only. Please consult your Plans.

First Floor



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