

Richardson

LETTINGS SPECIALISTS

35 Coniston Road,
Edith Weston, LE15 8HP

TO LET

£1,095 PCM



- Village Location
- 4 Bedrooms
- Separate Dining Room
- Large Kitchen/Diner
- Ample off Road Parking
- Views over Rutland Water
- Long Term Let
- Available Now

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

This super property is located in the popular village of Edith Weston to the south of Rutland Water which offers extensive leisure facilities including the Rutland Sailing Club, cycling and fishing opportunities. The towns of Oakham and Stamford are close by, while the village itself has a wide range of amenities including public house/restaurant, village shop with post office and primary school.

DESCRIPTION

This is a modern semi detached 4 bedroom house with fantastic views over Rutland Water. This property offers a comfortable living space with a large sitting room with French doors opening to the rear enclosed garden where you can enjoy the delightful view.

GROUND FLOOR

Front entrance door with canopy over into hallway with stairs to first floor.

DINING ROOM 14'10" x 10'11"(11'0")

Polished wood floor boards and window to front with curtains and curtain pole. Double panel radiator. Fitted book shelves. Arch to:

SITTING ROOM 17'5" x 14'9"

Fully carpeted. Double French doors leading to decking area and super views of Rutland Water. Curtains and curtain pole. Double panel radiator.

KITCHEN 19'0" x 8'5"

Fitted with a range of base and eye level units with beech worktops, the kitchen also has the space for a dining table at one end. Electric fan oven and gas hob with extractor canopy over, in addition to an American style fridge and integrated freezer are provided.

CLOAKROOM/UTILITY

There is a downstairs Cloakroom which also doubles up as a Utility Room to house a washing machine.

FIRST FLOOR

The airing cupboard is central to the landing with doors leading off to:

MASTER BEDROOM 14'9" x 10'7"

The main bedroom has fitted triple wardrobes and being located at the rear of the property has great views of Rutland Water. It has the added benefit of:

EN-SUITE

Modern en-suite fitted with shower, WC, hand basin and heated towel rail.

BEDROOM 2 14'11" x 11'0"

Located at the front of the property with built-in wardrobes.

BEDROOM 3 11'6" x 9'11"

Located at the front of the property, also with built-in wardrobes.

BEDROOM 4 10'8" x 6'6"

The single bedroom is located at the rear of the property and also benefits from the views of Rutland Water.

BATHROOM 8'8" x 7'1"

Modern bathroom comprising bath with shower over, wash hand basin set in vanity unit and WC.

OUTSIDE

The rear garden has that amazing view of Rutland Water. The garden is mainly laid to lawn with a decking patio area and garden shed. The front of the property has off street parking for up to 3 vehicles and gardens mainly laid to lawn with shrub borders.

SERVICES

Mains water, electricity, gas and sewerage are connected.

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

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

VIEWING

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

COUNCIL TAX

We understand from the Valuation Office Agency Website that the property has a Council Tax Band B.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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