

# Richardson

40 St. Lawrence Way, Tallington  
Stamford, PE9 4RH

LETTINGS SPECIALISTS

**TO LET**

**£895 PCM**



- Modern mid terrace home
- Conservatory
- Gas central heating
- Tandem parking spaces for 2 cars
- 2 bedrooms, master with built in wardrobes
- UPVC double glazing
- Enclosed rear garden with westerly aspect
- EPC Band C

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



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

**01780 758000**

## Location

The village of Tallington lies approximately 4 1/2 miles east of Stamford and 4 miles west of Market Deeping on the A1175.

## Description

A modern mid terrace 2 bedroom home set within an established small estate in the popular village of Tallington. The property benefits from a conservatory, low maintenance enclosed garden, gas central heating, Upvc double glazing and off street tandem parking for 2/3 cars.

## Entrance Hall

With stairs off to first floor and door to lounge.

## Lounge 4.48m x 2.96m (14'8" x 9'8")

With window to frontage, doors to kitchen, entrance hall and storage cupboard.

## Kitchen 3.9m x 2.34m (12'9" x 7'8")

Fitted with a good range of cupboards and worktops with stainless steel sink and drainer, gas hob and fitted oven. Window and door to conservatory and door to lounge.

## Conservatory 3.7m x 3m (12'1" x 9'10")

With tiled floor and doors to garden.

## First floor landing

## Bedroom 1 3.9m x 2.83m (12'9" x 9'3" )

With window to frontage, fitted wardrobes and airing cupboard.

## Bedroom 2 3.45m x 2.36m (11'3" x 7'8")

With window to rear.

## Bathroom 2.38m x 1.6m (7'9" x 5'2" )

Modern bathroom suite comprising panel bath with shower over, pedestal wash hand basin and close coupled WC. Window to rear.

## External details

Open plan front with pathway to the front door and driveway providing allocated tandem parking for 2/3 cars. Low maintenance rear garden with paved and gravel areas and shed. The rear has a westerly aspect.

## Services

All mains services 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

Five weeks' rent payable in advance.

## Council Tax

South Kesteven Council Tax Band B.



## Communication


According to Openreach: Superfast Fibre is available

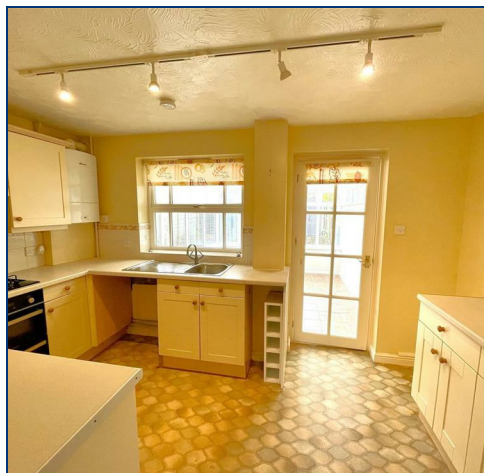
According to Ofcom: mobile coverage is Likely with O2, Limited with EE & Vodafone and None with Three.

## Viewing

By telephone appointment with Richardson on 01780 758000.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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