

LETTINGS SPECIALISTS

TO LET

£1,095 PCM



- Semi Detached Bungalow
- Recently Modernised
- 2 Bedrooms with Fitted Wardrobes
- Extended Garage
- Open Plan Living Area
- Bathroom with Walk-in Shower
- Large Mature Gardens
- Available Now

Sheep Market, Stamford, Lincs, PE9 2RB

## Location

The property is situated in the heart of the popular Rutland village of Ryhall, which offers good facilities including a village shop, two public houses, café, Methodist church, village hall and primary school. The village lies approximately two miles north of the prestigious market town of Stamford.

Stamford offers a wide range of shops, supermarkets and weekly produce markets and is accessible from the main bus route which runs frequently through Ryhall. In addition, Stamford is situated to the east of the A1, which connects to London and passes by Peterborough, Grantham and Newark-on-Trent to name but a few.

The property is located 16 miles to the north west of the city of Peterborough. From Peterborough train station London Kings Cross is approximately a 50 minute journey.

## Description

Recently renovated semi detached two bedroom bungalow, featuring a 37' open plan lounge/ kitchen/family room. The property has been neutrally decorated to a high standard providing a light and airy space. Ceramic tiled flooring to main living areas and fitted carpets to the bedrooms. Externally mature gardens and an extended single garage.

## Entrance

Door leading to hall way with cupboards housing central heating boiler, space for washing machine, freezer and window to side aspect.

## Living Area 37'0" x 13'10"

Lounge - light and airy room featuring a living flame cast iron gas burner, TV point, radiators, window to front aspect, glazed side door opening onto the southerly facing front courtyard and open plan access to Kitchen - comprising recently fitted Shaker style units, built in oven, microwave, gas hob, integrated dishwasher and fridge, wooden work surface with breakfast bar, sink unit, built in shelved pantry cupboards, two windows to side aspect and access to

Dining Area - with radiator, window to side aspect, patio doors opening onto the rear garden.

## Inner Hallway

With access to loft, built in shelved storage cupboard.

## Bedroom One 10'11" x 9'8"

With fitted wardrobe, storage cupboard, radiator and window to rear aspect.

## Bedroom Two 9'8" x 8'0"

With built in storage cupboard, radiator and window to front aspect.

## Bathroom

A recently upgraded suite comprising double walk in shower, hand basin set into vanity unit, low flush WC, radiator and window to rear aspect.

## External

Gravelled driveway provides parking for many vehicles and leads to an extended garage.

Established garden to the front with a lawn and mature shrubs and enclosed southerly facing courtyard area. The large rear garden is mainly laid to lawn with mature shrubs, fruit trees, patio, paving and timber shed.

## Services

Mains water, electricity, gas and sewerage are connected.

## Council Tax

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

## Tenure

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

## Deposit

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

## EPC

Rate D

## Viewings

By telephone appointment with Richardson Estate Agents 01780 758004





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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