



3 The Row  
, West Deeping, PE6 9HT

**£875 Per Month**

Richardson

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, West Deeping, PE6 9HT

Beautifully presented one bedroom stone cottage in village location 5 miles from Stamford. The property benefits from gas central heating and double glazing, fully enclosed rear garden and allocated parking space.

#### LOCATION

West Deeping village is located 5 miles east of Stamford and 2 miles west of Market Deeping just off the A1175. The property is in a lovely quiet location accessed via The Lane, off King Street. The village has The Red Lion public house, St Andrew Church and village hall.

#### DESCRIPTION

Well presented 1 bedroom stone cottage with gas central heating and double glazing. Garden to rear and allocated parking in communal car park accessed at the rear of the property.

#### SITTING ROOM

Half glazed front entrance door into attractive sitting room with log burner, feature stone walls and beam, fitted carpet. Door through to:

#### KITCHEN

Modern kitchen units with laminate worktops, electric freestanding cooker. Sink and drainer with mixer tap and window overlooking the rear garden. Tiled floor. Stairs off to first floor and door to rear garden.

#### FIRST FLOOR

Carpeted stairs off kitchen leading to first floor landing providing access to both bedrooms.

#### BEDROOM 1

With fitted carpet and range of built in wardrobes. Part sloping ceiling and double glazed window to front elevation. Door to:

#### BATHROOM

Modern three piece suite with shower over the bath, close coupled WC and wash hand basin, tiled splash-backs and vinyl flooring.

#### DRESSING ROOM

With fitted carpet, double glazed window to rear elevation.



#### GARDENS

Courtyard garden to frontage with picket fence and gate and shrub border.

Fully enclosed rear garden with close boarded fencing and path leading to gate providing access to parking area and log store. The rear garden is mainly laid to lawn with attractive flower border and patio area with timber pergola.

#### VIEWINGS

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

#### SERVICES

Mains water, electricity, gas and sewerage are connected.

#### COUNCIL TAX

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

#### RENT

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

#### DEPOSIT

Five weeks' rent payable in advance to be returned after any deductions and without interest at the end of the tenancy. The deposit on this property is £1,067.

#### BROADBAND/MOBILE

According to the Ofcom Checker broadband availability is Standard and Superfast and mobile availability is likely via O2. EE and Vodafone are Limited.

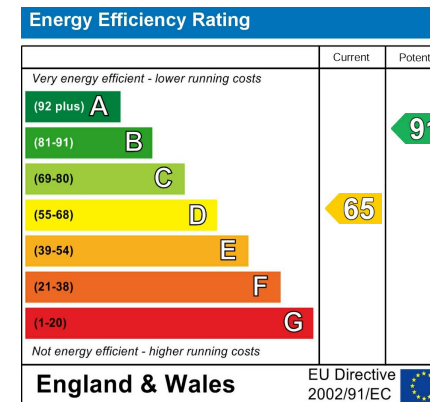
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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

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

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