

Richardson

6 Holland Road
Stamford
PE9 1SB

LETTINGS SPECIALISTS

TO LET

£1,595 PCM



- Extended Modern Family Home
- 4 Bedrooms
- Ensuite & Dressing Room
- Large Utility & Downstairs WC
- Excellent Location
- Off Road Parking
- Enclosed Rear Garden
- Available April

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

A spacious, modernised 4 bedroom family home, only a 15 minute walk to the town centre of Stamford which has excellent facilities with plenty of independent cafes and restaurants. Stamford is also within easy access of the A1 with connections to other major road networks. The train station is only a 30 minute walk and provides main city rail links to Peterborough and London Kings Cross (approx. 50-55 mins) with cross country connections to Birmingham and Stansted.

DESCRIPTION

Entering this super 4 bedroom property through the main front door, the hallway leads to a downstairs cloakroom, sitting room and into the large open plan kitchen/diner/day room with bifold doors leading to the enclosed rear garden. The large extended utility room also provides access to the garden and the front of the property. Upstairs there is a main family bathroom, two double bedrooms and a single with the fourth bedroom being located on a mezzanine level with a separate dressing room and ensuite bathroom. There is off road parking for 2 vehicles.

HALLWAY

With hardwood flooring and oak doors leading to the Sitting Room, Cloakroom and large Kitchen. Stairs leading to the first floor.

SITTING ROOM 12'4" x 12'10"

This room is located at the front of the property, with hard flooring and contemporary gas fire. UPVC window to front aspect with pocket oak sliding doors providing access into the kitchen and dining area as required.

KITCHEN/DINING AREA 23'10" x 19'4"

With a super modern micro-cement floor, the family kitchen and dining area kitchen contains a range of Shaker style wall and base units with ample storage space and integrated appliances including double oven and microwave, dishwasher and American style fridge freezer. A central island incorporates a breakfast bar, perfect for grabbing a quick snack. There is plenty of room to accommodate a large dining table and also space for a relaxed seating area with bi-fold doors providing access to the garden and patio, ideal for entertaining and dining in the summer.

UTILITY ROOM 27'1" x 8'0"

Accessed from the kitchen, this room houses modern base and eye level units with a single drainer sink. A tumble dryer and ceiling mounted dolly dryer are provided. There is access to both the front and rear of the property.

CLOAKROOM 5'5" x 3'2"

Useful downstairs WC off the main hallway entrance.

STAIRS AND LANDING

Stairs leading to first floor. Carpet flooring, doors leading to the 4 bedrooms and modern family bathroom.

BEDROOM ONE 11'10" x 12'11"

This large double bedroom is at the front of the property and comes with a wall mounted TV.

BEDROOM TWO 11'10" x 10'6"

This double bedroom is at the rear of the property.

BEDROOM THREE 7'1" x 9'11"

This single bedroom is located at the front of the property and has a built in wardrobe.

MAIN BATHROOM 5'7" x 7'1"

This modern contemporary grey tiled bathroom suite consists of bath with shower over, toilet and pedestal hand basin. There is a heated towel rail, and two large built in storage cupboards. UPVC window to rear and LVT flooring.

MEZZANINE DRESSING AREA 17'3" x 5'11"

This self contained dual level area comprises of a dressing area fitted with illuminated wardrobes, ensuite bathroom and stairs leading to the mezzanine bedroom with velux roof light. Mezzanine level - 2.57m x 2.44m (8'5 x 8'0).

MEZZANINE ENSUITE 5'1" x 7'10"

Ensuite bathroom with a large walk in shower, quartz vanity unit, large illuminated mirror bathroom cabinet and close coupled WC.

OUTSIDE

To the front of the property there is a block paved driveway with enough space for 2 vehicles.

To the rear of the property there is a paved patio with lawn area and raised flower borders beyond.

COUNCIL TAX

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

EPC

Rating C

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 any deductions and without interest at the end of the tenancy.

BROADBAND\MOBILE

According to OFCOM:

Mobile networks available - EE. With Three, O2 and Vodaphone limited

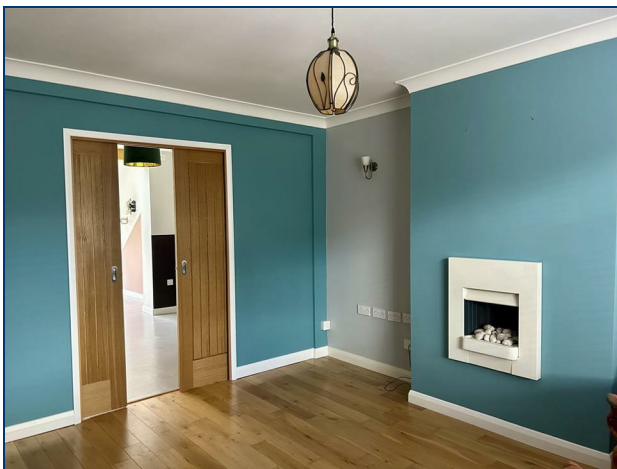
Broadband types available - Standard, Superfast & Ultrafast

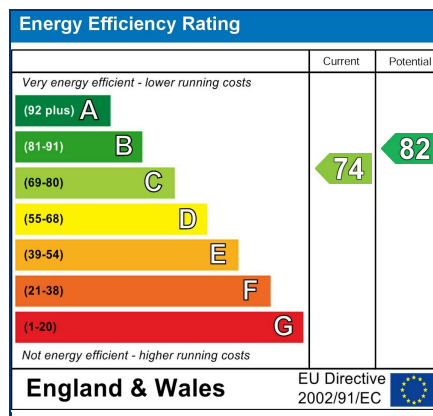
TENURE

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

VIEWINGS

All viewings are strictly by appointment through Richardson on 01780 758000





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