

TO LET

£995 PCM



- Semi Detached Bungalow
- Large Sitting Room
- Enclosed garden
- Rural views to rear
- 3 Bedrooms
- Modern Bathroom
- Oil fired central heating
- EPC Band D

Sheep Market, Stamford, Lincs, PE9 2RB

LOCATION

Nassington is a highly regarded Nene Valley village situated to the south of Stamford approximately 8 miles to the west of the City of Peterborough and 6 miles to the north east of Oundle. It is surrounded by rolling countryside and offers a good range of amenities with general store/post office, butchers, school, church, public house and restaurant. The village of Wansford is approximately 1 1/2 miles away and offers doctor's surgery and access to the A1 both north and southbound, as well as the A47 east and west.

DESCRIPTION

Spacious 3 bedroom bungalow in popular village location with oil fired central heating and double glazing. Off street parking. Enclosed rear garden mainly laid to lawn with patio area and greenhouse.

ENTRANCE HALL

UPVC front door. Doors to bedroom 3 and 2, bathroom and small lounge.

LARGE LOUNGE 7.110 x 4.103 (23'3" x 13'5")

Lovely spacious room with part vaulted ceiling giving a light and airy feel. French doors to garden and window to side. Door to:

BEDROOM 1 4.204 x 4.096 (13'9" x 13'5")

Door and windows to garden, fitted wardrobes, over bed storage, bedside cabinets and dressing table.

SMALL LOUNGE 3.205 x 4.499 (10'6" x 14'9")

With window to frontage and fireplace. Triple doors to large lounge and doors to kitchen and entrance hall.

KITCHEN/BREAKFAST ROOM 6.009 x 2.852 (19'8" x 9'4")

Fitted with a range of cream fronted base and wall mounted cabinets with laminate worktops and breakfast bar. Oil fired boiler. Door to garden and window to frontage.

BEDROOM 3 3.027 x 2.129 (9'11" x 6'11")

Window to front.

BEDROOM 2 3.665 x 3.014 (12'0" x 9'10")

Window to rear.

BATHROOM 2.454 x 1.649 (8'0" x 5'4")

White suite comprising panel bath with electric shower over, wash hand basin set in vanity unit, close coupled WC, window to rear and tiled floor.

COUNCIL TAX

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

SERVICES

Mains water, electricity 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 deductions and without interest at the end of the tenancy. The deposit amount for this property is £1,148.

TENURE

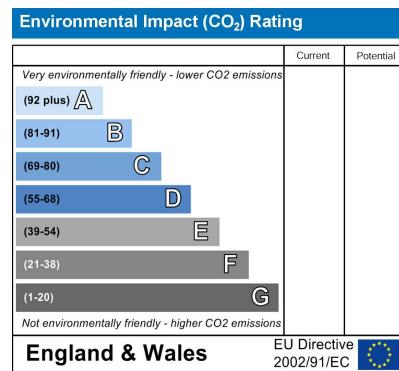
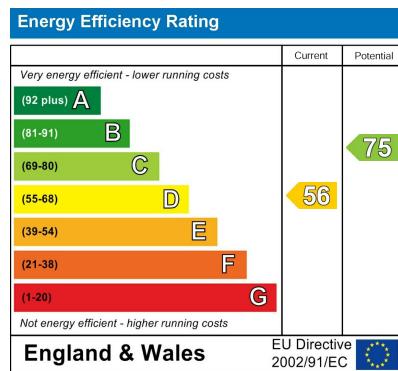
The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

VIEWING

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

BROADBAND/MOBILE

According to the Ofcom Checker broadband availability is Standard, Superfast and Ultrafast. Mobile availability is likely via O2 and limited via Vodafone.





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.