

Richardson

15 Oak Lane, Kings Cliffe
Peterborough, PE8 6YY

LETTINGS SPECIALISTS

TO LET

£2,250 PCM



- Detached Stone House
- 3 Bathrooms
- Low Maintenance Garden
- Double Glazing
- 5 Bedrooms
- Double Garage
- Gas Central Heating
- EPC Band B

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

Kings Cliffe is a pleasing village in an unspoilt area of the countryside, standing on The Willow Brook, a tributary of the River Nene and lies approximately 12 miles west of Peterborough, 8 miles south of Stamford and 7 miles north of Oundle. The village has a Parish Church, Primary School, Village Hall, Public House and shops and cafes, together with many village clubs and good sports facilities with all weather tennis, 5 aside football, netball, and large gym offering various exercise classes. The property is situated on a modern housing development overlooking green open space and childrens play area.

DESCRIPTION

Substantial, modern 5 bedroom detached house set over 3 floors with gas central heating and upvc double glazing. The property comprises entrance hall, sitting room, open plan kitchen breakfast room, utility room, dining room/snug and cloakroom on the ground floor, master suite with dressing area and en suite, 2 further bedrooms and bathroom to the first floor and 2 bedrooms with Jack & Jill en suite to the second floor. Double garage and garden to the rear.

ENTRANCE HALL

Double doors into entrance hall with stairs off to first floor. Understairs cupboard. Access to:

SITTING ROOM 6.07m x 3.42m (19'10" x 11'2")

With fitted carpet, fire surround with electric fire, French doors to rear and window to front.

KITCHEN BREAKFAST ROOM 6.13m x 4.22m (20'1" x 13'10")

Fitted with a good range of shaker style cream cupboards, wood effect laminate worktops, 1½ bowl sink and drainer, Neff double oven and ceramic 4 ring hob. Electrolux dishwasher, Kenwood American style fridge freezer. Tiled floor. French doors to side and window to rear. Door to:

UTILITY

Tiled floor, shaker style cream cupboards, wood effect laminate worktop, stainless steel sink and drainer, Ideal Logic Heat 24 boiler, Bosch Maxx 6 washing machine, Creda Simplicity condenser dryer. Half glazed door to garden.

DINING ROOM/SNUG 3.32m x 2.71m (10'10" x 6'6", 23'2" x 11'1")

With fitted carpet and window to frontage.

CLOAKROOM

With fitted carpet, corner pedestal wash hand basin and close coupled WC.

FIRST FLOOR LANDING

With fitted carpet and doors to bedrooms, bathroom and airing cupboard. Window to frontage and stairs to second floor.

MASTER BEDROOM 6.07m x 3.42m (19'10" x 11'2")

With fitted carpet and windows to front and rear. Dressing area with triple and double built-in wardrobes. Door to en suite.

EN SUITE

With tiled floor, panel bath with mixer tap and shower attachment, tiled shower cubicle with bifold glass door and thermostatic shower, close coupled WC, pedestal wash hand basin. 2 heated towel rails, shaver point and window to rear.

BEDROOM 4 4.37m x 4.22m (14'4" x 13'10")

With fitted carpet, double wardrobe and window to side.

BATHROOM

With tiled floor and splashbacks. Panel bath with mixer tap and shower attachment. Shower cubicle with glass bifold door and thermostatic shower, pedestal wash hand basin and close coupled WC. Heated towel rail. Window to side elevation.

BEDROOM 5 2.87m x 2.71m (9'4" x 8'10")

With fitted carpet and window to front.

SECOND FLOOR LANDING

With fitted carpet, window to frontage and doors to bedrooms.

BEDROOM 2 6.07m x 3.41m (19'10" x 11'2")

With fitted carpet and windows to front and side elevations. Door to Jack & Jill en suite.

JACK & JILL SHOWER ROOM

With shower cubicle with thermostatic shower, tiled walls and glass bifold door, pedestal wash hand basin and close coupled WC. Heated towel rail and Velux roof light to rear.

BEDROOM 3 6.07m x 4.09m (19'10" x 13'5")

With fitted carpet, windows to front and side elevations and door to Jack & Jill en suite.

EXTERNAL DETAILS

Good size gated driveway with turning area and double garage at rear of property. Low maintenance gravel garden with patio area.

VIEWING

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

COUNCIL TAX

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

BROADBAND/MOBILE

Broadband availability is Standard, Superfast and Ultrafast and mobile availability is limited via EE, Three, O2 and Vodafone, according to the Ofcom Checker.

TENURE

The property is available on an Assured Periodic Tenancy.

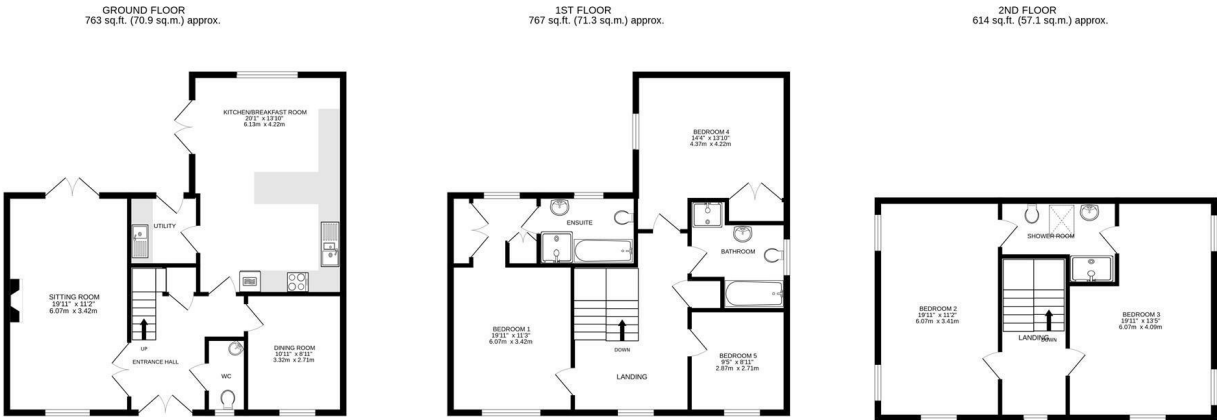
RENT

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.





TOTAL FLOOR AREA : 2144 sq.ft. (199.2 sq.m.) approx.
Made with Metropix ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.