

# Richardson

LETTINGS SPECIALISTS

31 Buttercup Court, Deeping St. James  
Peterborough, PE6 8TF

**TO LET**

**£925 PCM**



- Well Presented 2 Bedroom House
- Refurbished in 2024
- Neutrally Decorated Throughout
- Off Street Parking
- Modern Fitted Kitchen & Bathroom
- Gas Combi Boiler
- Enclosed Low Maintenance Garden
- EPC Band C

Sheep Market, Stamford, Lincs, PE9 2RB



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

**01780 758000**

## LOCATION

Deeping St James is a large village in the South Kesteven district of Lincolnshire 1 mile from Market Deeping. It is located approximately 8 miles east of Stamford and 10 miles north of Peterborough City Centre.

## DESCRIPTION

This 2 bedroom mid terraced property was fully refurbished in 2024 with new fitted kitchen, bathroom, flooring, windows, decoration and gas combi boiler. Enclosed low maintenance garden with slabbed patio and gravel area. Allocated off street parking for 2 cars.

## ENTRANCE HALL

With fitted carpet and access to kitchen and sitting room.

## KITCHEN 2.359m x 2.580m (7'8" x 8'5")

With fitted kitchen, vinyl flooring and gas combi boiler. Double glazed window to frontage.

## SITTING ROOM 3.597m x 4.728m (11'9" x 15'6")

With fitted carpet, window and door to conservatory and stairs off to first floor.

## CONSERVATORY 2.81m x 2.49m (9'2" x 8'2")

With fitted carpet and windows and doors to garden.

## FIRST FLOOR LANDING

With new fitted carpet and doors to bedrooms and bathroom.

## BEDROOM 1 3.593m x 3.635m (11'9" x 11'11")

With fitted carpet and double glazed window to rear.

## BEDROOM 2 3.685m x 1.735m (12'1" x 5'8")

With fitted carpet and double glazed window to frontage.

## BATHROOM 2.652m x 1.752m (8'8" x 5'8")

With white 3 piece suite comprising panel bath with thermostatic shower over and glass shower screen, pedestal wash hand basin, close coupled WC. Tiled splashbacks. Heated towel rail. New double glazed window to frontage. Vinyl flooring. Airing cupboard.

## GARDEN

Fully enclosed low maintenance garden with patio and gravel. Gated access to car park with allocated parking.

## COUNCIL TAX

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

## 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 deductions and without interest at the end of the tenancy. The deposit on this property is £1,067.

## TENURE

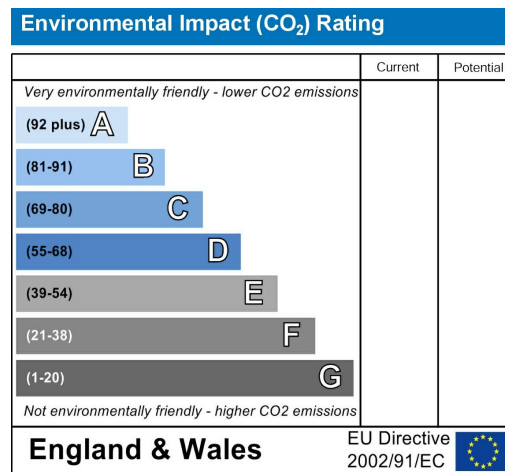
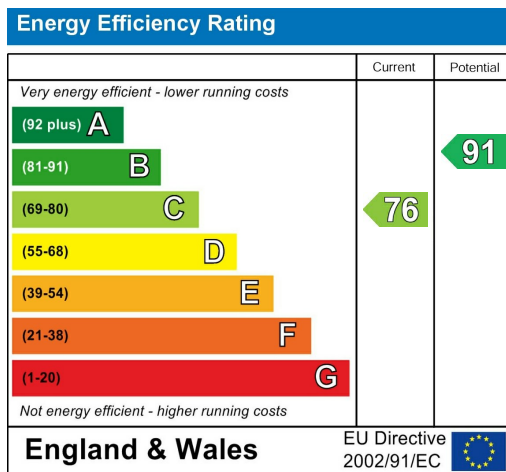
The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

## VIEWING

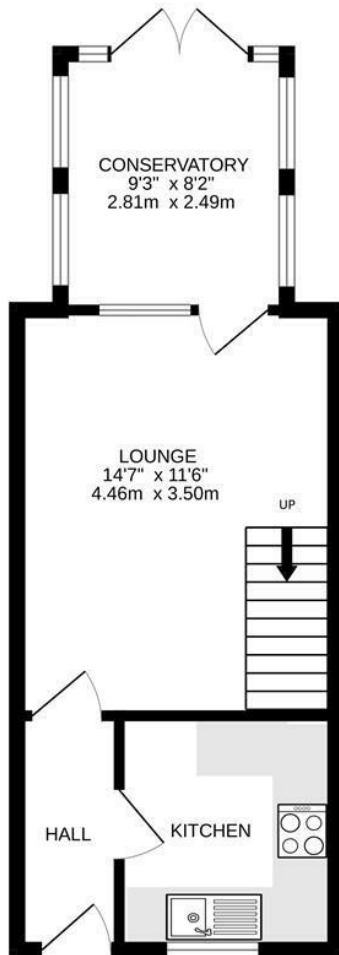
All viewings strictly by appointment through Richardson on 01780 758000.

## BROADBAND/MOBILE

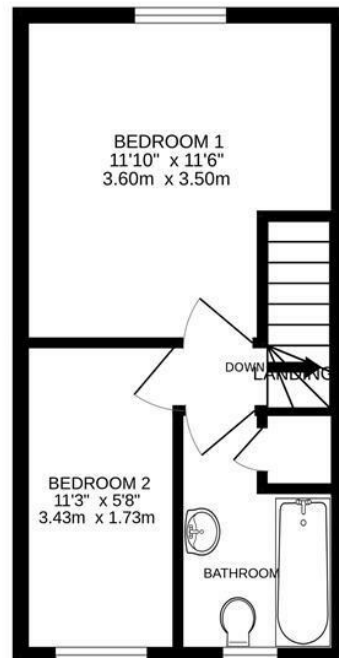
According to the Ofcom checker Broadband availability is Standard, Superfast and Ultrafast. Mobile availability is good outdoor and in-home via EE, Good outdoor via O2 and good outdoor and variable in-home via Three and Vodafone.



GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.  
Made with Metropix ©2024

**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.