

TO LET

£1,300 PCM



- Semi Detached House
- Kitchen Diner
- En Suite and Cloakroom
- Enclosed Garden
- EPC Band B
- 3 Bedrooms
- Integrated Appliances
- Family Bathroom
- Off Street Parking

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

## Location

Ideally located on the southern edge of Peterborough and surrounded by country park and lakes. Hampton Water benefits from leisure amenities including Crown Lakes Country Park and Peterborough WakePark. Serpentine Green Shopping Centre is less than 2 miles away.

Peterborough city centre is just 4 miles away with excellent train service to London Kings Cross in as little as 50 minutes. Peterborough has a good road network via the Parkway dual carriageways around the City and the A1M is approximately 3 miles to the west.

## Description

Well presented, energy efficient 3 bedroom semi detached house with gas central heating and UPVC double glazing. Enclosed garden with pedestrian access and driveway for parking two cars.

## Entrance Hall

Grey laminate flooring, radiator, carpeted stairs off to first floor and white 4 panel door to:

### Sitting Room 11'10" x 13'0"

Fitted carpet, UPVC double glazed window to frontage, double radiator, door to inner hall with under stairs cupboard and cloakroom off with grey laminate flooring.

## Cloakroom

Grey laminate flooring, white two piece suite comprising close coupled WC and pedestal wash hand basin with chrome mixer tap, radiator, window to side elevation with riven glass.

### Kitchen Diner 15'1" x 9'11"

Grey laminate floor with French doors to rear garden. Grey fronted cupboards and wood effect laminate worktops. Integrated Zanussi appliances including fridge/freezer, single fan oven, 4 ring electric hob, dishwasher and washer dryer. Stainless steel single sink and drainer with chrome mixer tap. UPVC double glazed window to rear. Ideal Logic Combi ESP1 3S boiler. Recessed spotlights.

## First Floor

### Landing

Fitted carpet, radiator, white 4 panel doors to bedrooms and bathroom. Loft hatch on ceiling.

### Bedroom 1 11'10" x 11'7"

Fitted carpet, window to front and radiator. Door to:

### En Suite 6'4" x 5'7"

White 3 piece suite comprising double shower cubicle with glass sliding door, Aqualisa thermostatic shower and tiled splashbacks, close coupled WC and pedestal wash hand basin with chrome mixer tap. Radiator, UPVC double glazed window to frontage with riven glass. Laminate flooring.

### Bedroom 2 8'10" x 10'7"

With fitted carpet, window overlooking garden and radiator.

### Bedroom 3 6'11" x 9'7"

Fitted carpet, window to rear overlooking garden and radiator.

## Bathroom

Grey laminate flooring, white 3 piece suite comprising a panel bath with chrome mixer tap and Aqualisa thermostatic shower over, glass shower screen, and tiled splashbacks. A close coupled WC and pedestal wash hand basin with chrome mixer tap and shaver point, radiator. Window to side elevation with riven glass. Recessed spotlights to ceiling.

## Garden

Enclosed garden mainly laid to lawn with patio and side gate access to driveway with parking for 2 vehicles.

## Broadband/Mobile

According to the Ofcom Checker broadband availability is Standard, Superfast and Ultrafast and mobile availability is good outdoor and variable in-home via EE and Three and good outdoor via 02 and Vodafone.

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





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