

# Richardson

Lower Home Farm Cottages , Uffington  
Stamford, PE9 4SP

LETTINGS SPECIALISTS

**TO LET**

**£1,995 PCM**



- Detached Farm Cottage
- Rural Location
- Seperate Dining Room
- Study
- Large Garden
- Modern Shaker Kitchen
- Four Goodsized Bedrooms
- Available Now

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



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

**01780 758000**

## Location

The village of Uffington is approx 2 miles from Stamford and 6 miles from Market Deeping. Uffington is a popular village including a School, Public House and a range of amenities.

## Description

Rare opportunity to live in this spacious private country home in a rural location just outside the village of Uffington. To the ground floor is the kitchen/breakfast room, dining room, lounge, shower room and study. To the first floor are four generous bedrooms and a family bathroom. There is an enclosed wrap around garden with a gravel drive providing ample parking. Outbuilding to the rear provides excellent storage.

### Entrance Hall 5'8" x 5'2"

Neutrally decorated with LVT parquet effect flooring.

### Dining Room 17'7" x 12'1"

Neutrally decorated with LVT parquet effect flooring. Feature fireplace. Double glazed window to front. Stairs leading to first floor.

### Living Room 17'8" x 12'1"

Neutrally decorated with LVT parquet effect flooring. Feature fireplace. Double glazed windows to front and side.

### Kitchen/Breakfast Room 17'7" x 10'0"

Range of recently installed wall and base grey shaker units and marble effect work surfaces/upstand. Leisure range cooker with gas hob and electric ovens, 1 .5 bowl stainless steel sink. Spaces and plumbing for washing machine and dishwasher. Neutrally decorated with LVT parquet effect flooring. Double glazed windows to side and rear.

### Rear Lobby 9'4" x 5'6"

Neutrally decorated with LVT parquet effect flooring. Doors to rear garden, shower room and study.

### Shower Room 6'1" x 4'1"

Shower with tiled splashback and glass screen, wash hand basin, WC, LVT parquet effect flooring, heated ladder towel rail.

### Study 8'5" x 10'0"

Neutrally decorated with LVT parquet effect flooring. Double glazed window to side.

### Stairs/Landing

Neutrally decorated with carpeted stairs

### Bedroom 1 17'11" x 10'7"

Neutrally decorated with carpet flooring. Double glazed windows to front & side.

### Bedroom 2 14'4" x 10'7"

Neutrally decorated with carpet flooring. Double glazed window to front.

### Bedroom 3 9'6" x 12'0"

Neutrally decorated with carpet flooring. Double glazed window to side.

### Bedroom 4 9'4" x 8'11"

Neutrally decorated with carpet flooring. Double glazed window to side.

### Bathroom 8'0" x 7'6"

Modern bathroom suite comprising bath with shower over, toilet, wash hand basin, radiator, part tiled walls, fully tiled floor. Double glazed window to rear.

## Outside

Large lawned area to front and side aspects. An avenue of trees are situated either side of the gravelled driveway which leads round to the side of the property. To rear of property is a paved courtyard leading to the outbuilding.

## Services

Mains water and electricity are connected. Drainage is to a septic tank.

## Tenure

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

## Rent

The rent is payable in advance by Standing Order.

## Deposit

Five weeks rent payable in advance to be returned by deduction and without interest at the end of the tenancy.

## Viewings

All viewings strictly by appointment through Richardson.

## Council Band

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

## EPC

Rating E

## Broadband/Mobile

According to OFCOM:

Mobile networks available - O2 , Vodafone, EE, Three (good Outdoors)

Broadband types available - Standard

## What 3 Words

What3words - ///shackles.urgent.fairness







### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>94</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>45</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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