

Richardson

LETTINGS SPECIALISTS

Sideways Cottage , Barholm
Barholm, PE9 4RA

TO LET

£1,345 PCM



- Stunning New Build Cottage
- Open Plan Kitchen/Diner/Family Room
- Village Location
- Air Source Heat Pump
- Feature Beam Ceilings
- 3 Bedrooms
- Off Road Parking
- Brand New Fittings

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

Location

The property is situated in the centre of the small village of Barholm, approximately 7 miles from Stamford and Bourne.

Description

A stunning new build cottage benefitting from traditional features, coupled with ultra modern fittings and finish. The property comprises a complete modernisation project incorporating modern design features such as air source heat pump, insulated cavity walls and underfloor heating, whilst embracing its country cottage heritage with feature beam ceilings, wood burning stove and solid wooden doors.

As this is a new build project all aspects including decoration, floor coverings, kitchen and bathroom suites are brand new and unused.

Sorry no pets.

Entrance

Wooden front door giving access to:

Lounge 10'10" x 14'2"

A good sized room dominated by a wood burning stove. The double glazed window to the front elevation has views over open countryside. Other features include wood laminate floor covering, under-floor heating, recessed spotlights in the ceiling and decoration in modern neutral colour.

Hallway giving access to family bathroom and kitchen/diner beyond.

Family Bathroom 7'3" x 8'3"

Stylish white bathroom suite with chrome fittings comprising bath, wc, hand basin and towel rail. Half tiled walls and tiled floor covering.

Kitchen/Diner/Family Room 24'3" x 18'4"

Extensive 24 foot room at the heart of the property, providing modern open plan living accommodation housing the kitchen, dining area and scope to create a family room/soft seating tv area. The room has a light airy feel with large French doors to the front elevation and Velux roof lights to the rear ceiling slope.

The kitchen has brand new Shaker style units with wood effect worktops and centre island with breakfast bar seating. Feature beam ceiling, recessed spotlights to kitchen area, underfloor heating and decoration in a neutral colour.

Master Bedroom 15'0" x 10'11"

Double size room with feature beam ceiling, windows to front and rear elevations, underfloor heating and door through to:

Ensuite

With large walk-in shower, stylish white suite comprising hand basin, wc and chrome towel rail, fully tiled shower area and 1/2 tiled walls with fully tiled floor.

Utility

Single bowl stainless steel sink with mixer tap over and draining board. Modern kitchen unit with wood effect worktop and space for appliances under.

Door from lounge giving access to staircase to first floor level.

Bedroom 2 11'0" x 14'1" max

Wood effect flooring, window to front elevation, radiator.

Restrictive height doorway.

Bedroom 3 8'3" x 11'1" max

Wood effect flooring, window to front elevation, radiator.

Restricted height doorway

Outside

Large gravel driveway to front providing multiple parking spaces. Good sized rear garden (to be landscaped).

Tenure

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

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.

Council Tax

To be confirmed.

Viewing

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

Broadband/Mobile

According to OFCOM:

Mobile networks available - O2 , EE, Vodafone

Broadband types available - Standard, Superfast





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.