

Richardson

LETTINGS SPECIALISTS

6 Empingham Road
Ketton
PE9 3RP

TO LET

£895 PCM



- Stone Built Cottage
- Shaker Style Kitchen
- 1 Double Bedroom
- Good Size Bathroom
- Semi Detached
- Enclosed Garden
- Underfloor Heating
- 2 Parking Spaces

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

LOCATION

This lovely stone cottage is located close to the centre of Ketton in a conservation area. The village of Ketton has good local amenities including a primary school, library, village shop/post office, public houses, church and sport amenities. The village lies approximately 4 miles south west of the historic market town of Stamford, which boasts excellent educational, retail and cultural facilities. The A1 road network (approx. 2 miles) provides good access to the cathedral city of Peterborough with rail connections to London, Kings Cross (approx. 55 mins).

DESCRIPTION

The property has been modernised to a good standard with a shaker style kitchen, good size bathroom and underfloor heating while retaining a number of original features including sash windows and wooden internal panel doors.

ACCOMMODATION COMPRISES:

KITCHEN/DINING 11'11" x 11'3"

Refitted shaker style kitchen with cream cupboards and wooden worksurfaces. A Kenwood electric range with 5 ring gas hob is included with stainless steel extractor over. There is a traditional Belfast style sink, and a washing machine and fridge freezer are included. Understairs storage cupboard.

SITTING ROOM 15'4" x 11'5"

The cozy sitting room has original sash windows overlooking the enclosed rear garden. There is an ornamental fireplace and wood effect laminate flooring.

LANDING

The storage cupboard at the top of the stairs houses the washing machine.

BATHROOM 11'9" x 8'11"

The white bathroom suite comprises of a roll top bath, pedestal wash hand basin and WC. There is also a separate shower cubicle. This is a great sized bathroom with plenty of natural light.

BEDROOM 15'3" x 11'6"

A good sized double bedroom contains built-in wardrobe space. Two original sash windows to side overlook the garden.

OUTSIDE

The property has an enclosed south facing garden with stone built outbuilding. At the front of the cottage a gravel driveway provides off street parking for 2 cars.

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

From our enquiries with the Valuation Office we understand the Council Tax band for the property is Band A.

VIEWING

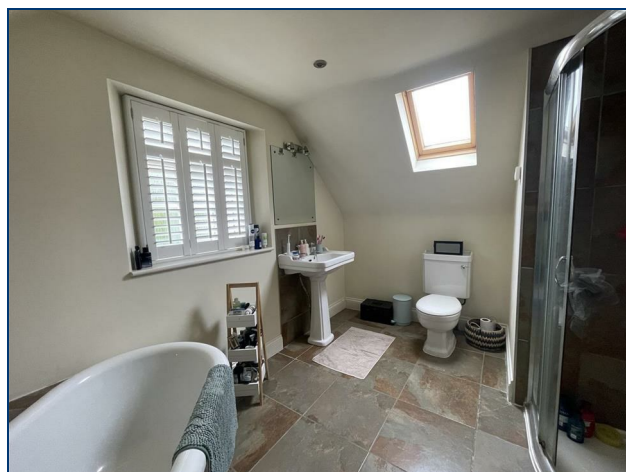
All viewings strictly by appointment through Richardson, 01780 758000.

MOBILE/BROADBAND

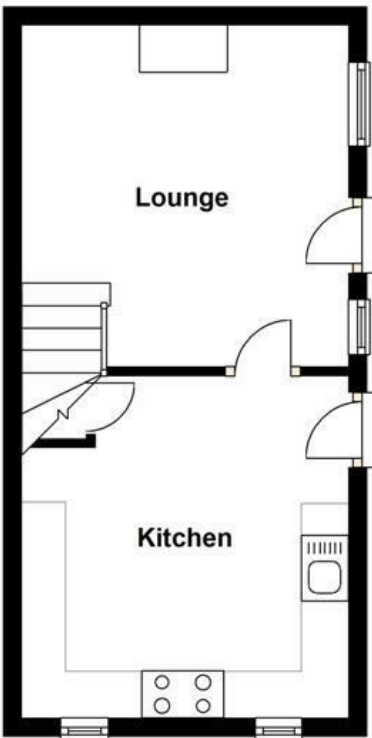
According to OFCOM:

Mobile networks available - EE, Three, O2, and Vodaphone are all good outside (variable indoors)

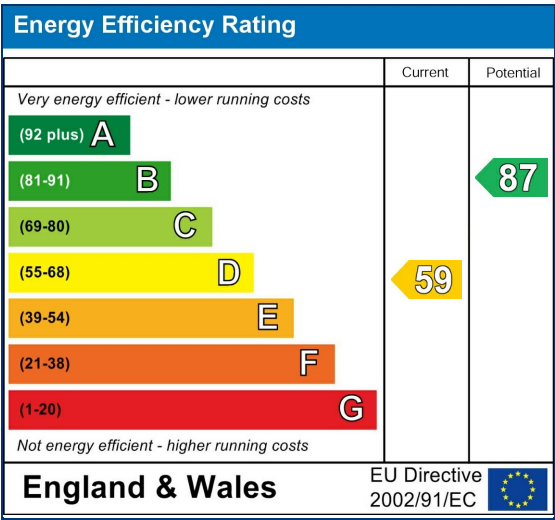
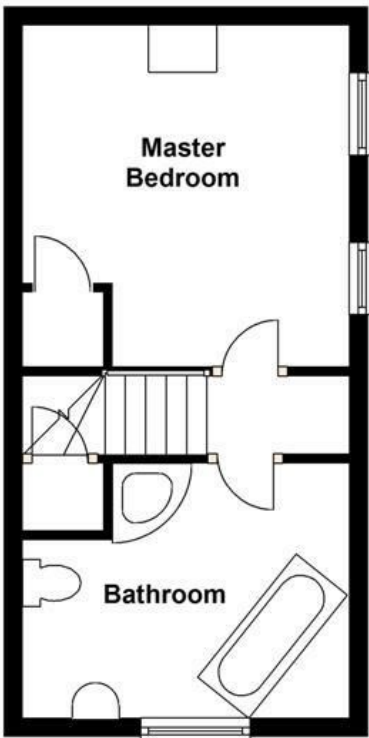
Broadband types available - Standard, Superfast and Ultrafast



Ground Floor



First Floor



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