

# Richardson

LETTINGS SPECIALISTS

9 Swann Close  
North Luffenham  
LE15 8LJ

**TO LET**

**£925 PCM**



- Sought After Village Location
- 3 Bedroom Semi Detached
- Good Size Kitchen /Diner
- Utility Room and Downstairs WC
- Enclosed Rear Garden
- Off Road Parking
- Long Term Let
- Available Now

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



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

**01780 758000**

## LOCATION

Does life in the charming village of North Luffenham appeal to you? This predominantly stone village lies approximately 2 miles south of Rutland Water in Empingham and has easy access to Uppingham, Oakham and Stamford. The village has 2 great pubs and a primary school with community centre.

## DESCRIPTION

A super 3 bedroom semi detached family home in an attractive residential area, with gas central heating, ample off street parking and gardens to front and rear. The accommodation comprises:

### SITTING ROOM 15'10" x 10'5"

A generously sized sitting room with a large bay window to front elevation. There is also a handy storage space in an under stairs cupboard.

### KITCHEN/DINER 13'8" x 9'1"

The property boasts a good sized kitchen which is fitted with a range of matching floor and wall units providing storage and work surface area. Gas fired boiler and radiator. Window to rear garden.

### UTILITY 5'9" x 10'0"

Well fitted out with a range of base units with inset sink. Ceramic tiled floor, window to rear aspect leading to:

### CLOAKROOM

Close coupled toilet and basin. Ceramic tiled floor.

### FIRST FLOOR

Landing with built-in over stairs airing cupboard with hot water cylinder and shelving.

### BEDROOM 1 13'9" x 9'3"

The largest double bedroom is located at the rear of the property.

### BEDROOM 2 10'0" x 6'3"

The second bedroom is located at the front of the property.

### BEDROOM 3 7'1" x 7'0"

This third bedroom also located at the front of the property, is perfect for children, guests or can even be used as an office if working from home.

### BATHROOM 6'5" x 5'8"

Bath with electric shower over. Low level WC and wash hand basin. Radiator. Window to side elevation.

## OUTSIDE

Driveway and car hardstanding. Small open garden to front. The garden to the rear is enclosed and enjoys a westerly aspect with patio area, lawn and borders.

## SERVICES

Mains water, electricity, gas and drainage are connected.

## MOBILE/BROADBAND

According to the Ofcom Checker broadband availability is Standard and Superfast. Mobile availability is good outdoors via O2, EE, Three and variable outdoors via Vodafone.

## 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 monthly in advance, by standing order.

## DEPOSIT

5 Weeks rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

## COUNCIL TAX

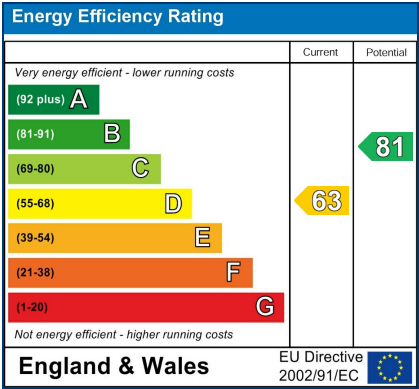
We understand from the Valuation Office Agency Website that the property has a Council Tax Band B.

## VIEWING

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







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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.
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