

TO LET

£1,500



- 5 Bedroom
- Off Road Parking
- Pets Considered
- Overlooking fields to the rear
- 2 Bathroom
- Useful Utility and Boot Room
- EPC C

Sheep Market, Stamford, Lincs, PE9 2RB

## **Viewing**

All viewings are strictly by appointment through Richardson Estate Agents 01780 758000

## **Deposit**

Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

## **Rent**

Rent is payable monthly in advance by standing order

## **Tenure**

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

## **Location**

Kings Cliffe is a pleasing village in an extremely pastoral and unspoilt area of the countryside, standing on The Willow Brook, a tributary of the River Nene. The village has many historical connections, not least its association with King John.

Within the village there are a number of local shops, small supermarket, post office, social club, public house, Norman Church, primary school and local sports facilities. The Al/Al(M) approximately 5 miles distant and Peterborough 12-15 miles, with its frequent train service and inter-city service to London (King's Cross) taking approximately 50-55 minutes.

## **Utility**

Large utility room with door to side access, tiled floor. Range of kitchen units.

## **Cloakroom**

Low level WC and basin

## **Lounge**

Large airy room with uPVC bay window to the front elevation and uPVC french doors to the rear. Wooden flooring. Log burner.

## **Kitchen /Diner 26'7" x 12'7"**

Fitted wooden kitchen with Island. Rangemaster cooker. Integrated fridge and freezer, large open dining area with patio doors leading into the conservatory.

## **Conservatory**

Brick and uPVC conservatory with tiled floor and patio doors onto the terrace area.

## **Bedroom 1 15'7" x 14'4"**

Laminate flooring, Window to rear elevation, radiator . Door to en suite bathroom

## **En suite 6'6" x 9'0"**

Laminate wooden floor, tiled to half height, freestanding bath with chrome mixer tap, radiator

## **Bedroom 2 18'2" x 11'4"**

Wooden laminate floor, two velux windows and picture window with stained glass owl. Built in wardrobe. Double panel radiator.

## **Bedroom 3 11'8" x 14'5"**

Laminate flooring, uPVC window to rear elevation. Radiator

## **Bedroom 4 11'3" x 14'3"**

Laminate Flooring, UPVC window to rear elevation, radiator.

## Family Bathroom 8'9" x 6'9"

Laminate floor, Walls tiled to half height. Fitted bath with chrome taps and wooden bath panel. Shower cubicle with folding doors, double glazed window to side elevation.

## Bedroom 5/Office 11'5" x 7'3"

Laminate floor, double glazed window to front elevation. Radiator

## Outside

Large gravelled drive to front of the property providing off road parking for several vehicles, The rear of the property is predominantly laid to lawn with views over the valley behind.

## Entrance Hall

Entrance hall with doors off sitting room, WC and kitchen diner. Access to stairs

## Sitting Room 12'0" x 22'4"

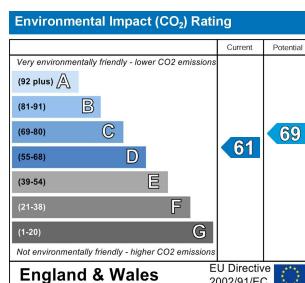
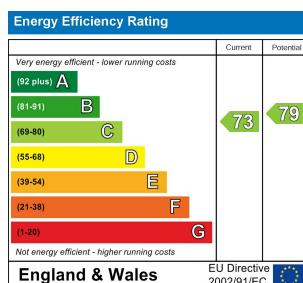
Dual aspect room with log burner inset into brick build surround.

## Boot Room

Garage space converted into a very spacious boot room, houses boiler.

## Single Garage

Single Garage with Wooden Doors to front of property





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