

# Richardson

12 Culpepper Way  
Stamford  
PE9 3WL

LETTINGS SPECIALISTS

**TO LET**

**£1,600 PCMX**



- Detached Family House
- Large Kitchen Diner
- 3 Bedrooms
- Detached Garage
- Modern and Well Presented
- 2 Bath/Shower Rooms
- Fully Enclosed Rear Garden
- EPC: B

Sheep Market, Stamford, Lincs, PE9 2RB



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

**01780 762433**

## LOCATION

Stamford is an attractive town of predominately limestone properties nestling in the Welland Valley. The town offers excellent facilities and is within easy access of the A1 trunk road with connection to other major road networks. The city of Peterborough is approximately 14 miles to the south with mainline trains to London Kings Cross taking from 50 minutes.

## DESCRIPTION

A well presented 3 bedroom detached house in a popular and desirable area of Stamford. There is a large kitchen/diner and lounge, three bedrooms, the master bedroom has an ensuite shower room and large family bathroom.

Outside there is a single garage and a fully enclosed rear garden.

## ACCOMMODATION

### ENTRANCE HALL

With doors to downstairs wc, kitchen/diner and living room. Storage cupboard.

### CLOAKROOM

With wc and wash-handbasin.

### KITCHEN/DINER 11'8" x 15'5" (3.56 x 4.70)

With floor and base units, window to front aspect, integrated oven and hob and double doors to rear patio and enclosed garden.

### LIVING ROOM 17'5" x 11'8" (5.31 x 3.56 (5.30 x 3.55))

With triple aspect windows to front and double doors to rear garden.

### BEDROOM 1 14'10" x 11'8" (4.52 x 3.56)

Windows to front and rear.

### MASTER EN-SUITE

With heated towel rail and double size walk-in shower.

### BEDROOM 2 11'4" x 11'8" (3.45 x 3.56)

Built in wardrobes, window to side.

### BEDROOM 3 7'4" x 8'9" (2.24 x 2.67 (2.23 x 2.66))

Built in wardrobe and windows to side.

### FAMILY BATHROOM

Large family bathroom with windows to front and rear, 3 piece bathroom suite with electric shower over.

### OUTSIDE / GARDEN

Fully enclosed rear garden, mainly laid to lawn with a large patio area. Detached single garage with off street parking in front.

### COUNCIL TAX

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

### SERVICES

Mains water, electricity, gas and sewerage are connected.

### 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

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

### VIEWING

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

# Richardson

## BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE, Three, O2 & Vodafone

Broadband types available - Standard, Superfast & Ultrafast

## EPC


Rating B







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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