

Richardson

LETTINGS SPECIALISTS

Roma Lodge, The Square,
Ryhall
Stamford,
PE9 4HJ

TO LET

£1,595 PCM



- Detached Modernised Bungalow
- Newly Fitted Kitchen & Bathroom
- Paddock Views
- Oil Fired Boiler
- Village Location
- Three Bedrooms
- Ample Parking
- Double Garage

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

'Roma Lodge' is situated in the heart of the popular Rutland village of Ryhall, which offers good facilities including a village shop, two public houses, methodist church, village hall and primary school. The village lies approximately two miles north of the prestigious market town of Stamford.

Stamford offers a wide range of shops, supermarkets and weekly produce markets and is accessible from the main bus route which runs frequently through Ryhall. In addition, Stamford is situated to the west of the A1, which connects to London and passes by Peterborough, Grantham and Newark-on-Trent to name but a few.

The property is located 16 miles to the north west of the city of Peterborough. From Peterborough train station London Kings Cross is approximately a 50 minute journey.

DESCRIPTION

Spacious, recently renovated detached three bedroom bungalow, featuring a modern kitchen and bathroom. The property has been neutrally decorated to a high standard providing a light and airy space. With hard flooring to main living areas and carpets to the bedrooms.

ENTRANCE

UPVC door with side lights opening into the hallway.

HALLWAY 11'10" x 7'8"

Generous sized entrance hall, LVT flooring. Doors leading to sitting room, kitchen, family bathroom and three bedrooms.

KITCHEN/DINER 22'1" x 10'5"

Modern kitchen consisting of base and wall shaker cabinets with breakfast bar, integrated appliances including fridge/freezer, dishwasher, single oven, combination oven, ceramic hob. UPVC window to rear aspect fitted with Plantation blinds. The dining area has French doors leading to the sitting room and further French doors leading to the rear garden.

SITTING ROOM 13'10" x 14'4"

Neutrally decorated with LVT flooring, window to front aspect and French doors through to the kitchen/diner.

BATHROOM 10'4" x 6'2"

Modern bathroom suite comprising of full sized bath, basin set into vanity unit and low level toilet set into a back to wall style cabinet. Separate shower cubicle fully tiled. LVT flooring, chrome heated towel rail and window to rear aspect fitted with Plantation blinds.

MAIN BEDROOM 13'9" x 12'4"

Neutrally decorated and grey carpet. UPVC window to rear aspect with views across paddock. Range of fitted wardrobes with hanging rails providing spacious storage!

BEDROOM TWO 10'6" x 11'7"

Neutrally decorated and grey carpet. UPVC window to front aspect and inbuilt wardrobe.

BEDROOM THREE 10'4" x 8'7"

Neutrally decorated and grey carpet. UPVC window to rear aspect with views across paddock.

OUTSIDE

To the front aspect is a private gravel driveway with ample parking for several vehicles, leading to a double garage. Further area set to gravel with a variety of shrubs. To the rear is an enclosed walled garden with views over a pretty grass paddock.

SERVICES

Mains water, electricity and sewerage are connected. Oil fired boiler.

COUNCIL TAX

We understand from the Valuation Office Agency website for Rutland that the property has a Council Tax Band E

TENURE

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

DEPOSIT

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

EPC

Rate D

VIEWINGS

By telephone appointment with Richardson Estate Agents 01780 758000

BROADBAND/MOBILE

According to OFCOM:


Mobile networks available - EE, Three, O2 & Vodaphone

Broadband types available - Standard, Superfast





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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