

# Richardson

16 Wheel Lane, Barrowden  
Oakham, LE15 8ER

LETTINGS SPECIALISTS

**TO LET**

**£900 PCM**



- Newly Renovated
- Village Location
- Open Plan Kitchen/Sitting Room
- Long Let
- Single Storey
- 1 Bedroom
- Available Now
- EPC Band C

Sheep Market, Stamford, Lincs, PE9 2RB



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

**01780 758000**

# Richardson

## LOCATION

Barrowden is a peaceful and picturesque village, located on the southern banks of the River Welland, near the border with Northamptonshire. The village is surrounded by rolling hills and countryside, with a mix of farmland, woodland, and pastures. It has a super local pub, serving traditional pub food and real ale. There is a village shop and post office. You can enjoy walks along the River Welland, explore the local countryside, or pop into the nearby market town of Oakham for your shopping followed by a coffee from a choice of independent cafes.

## DESCRIPTION

This single storey annex has recently undergone a complete renovation, making it an attractive and comfortable place to call home. The interior is modern yet charming, with rustic features such as exposed stone walls and wooden ceiling beams. With vinyl flooring and neutral decoration throughout, the annex also benefits from plenty of natural light that floods in, creating a warm and inviting atmosphere.

## OPEN PLAN SITTING ROOM/KITCHEN 19'9" x 10'7"

The sitting room is bright and airy and features ceiling beams and exposed stone walls.

## KITCHEN

The kitchen is equipped with a modern oven and hob with space provided for a washing machine and fridge. There is also a good sized breakfast bar/worktop area for two.

## BATHROOM 6'2" x 4'3"

Accessed via a clever space saving pocket door, the brand new bathroom consists of a walk in shower, close coupled WC and sink.

## BEDROOM 9'9" x 7'8"

The bedroom will easily accommodate a double size bed, and has a fitted corner wardrobe. Again, there is also plenty of natural light.

## TENURE

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

## SERVICES

Mains water, electricity, LPG gas and sewerage are connected.

## COUNCIL TAX

There is a contribution to the council tax which we understand from the Valuation Office Agency website is Band C.

## RENT

The rent is payable monthly in advance, by standing order.

## DEPOSIT

Five weeks' rent payable in advance.

## VIEWINGS

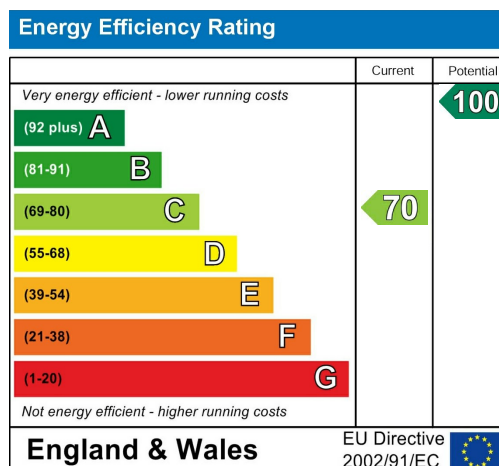
All viewings are strictly by appointment through Richardson on 01780 758000.

## BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE, Three, O2 & Vodaphone

Broadband types available - Standard





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