

Richardson

2 Lambs Cottages, Great Casterton
Stamford, PE9 4BA

LETTINGS SPECIALISTS

TO LET

£750 PCM



- Mid Terrace
- 2 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Bathroom
- Courtyard Garden
- Off Street Parking
- EPC D

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

Toll Bar is located between Great Casterton and Stamford approximately 1½ miles from Stamford town centre and to the east of the A1 network. The surrounding market towns offer a fine selection of primary and secondary schools.

DESCRIPTION

A cosy mid terrace cottage with kitchen, dining room and living room to the ground floor. Two bedrooms and bathroom to the first floor. There is a small courtyard garden and off street parking for one vehicle to the rear. The property benefits from newly fitted upvc windows and doors and gas central heating.

SITTING ROOM 10'4" x 11'1"

Newly fitted upvc window and door to the front, built in cupboard, wall mounted gas fire, telephone and TV points, fitted carpet, radiator. Stairs off to first floor.

DINING ROOM 13'8" x 8'2"

Newly fitted upvc window to the rear, TV aerial cable, radiator, door to sitting room, under stairs cupboard, fitted carpet.

KITCHEN 5'5" x 11'5"

Range of base and wall units, wood effect laminate worktop, stainless steel sink and drainer with chrome mixer tap over, electric cooker, plumbing for washing machine, space for fridge, tiled splash backs, vinyl flooring, Newly fitted upvc window to side and rear. Newly fitted upvc door to courtyard.

STAIRS & LANDING

With fitted carpet and hand rail, loft hatch, airing cupboard.

BEDROOM ONE 10'3" x 11'0"

Newly fitted upvc window to front, fitted carpet, radiator.

BEDROOM TWO 11'1" x 8'4"

Newly fitted upvc window to the rear, fitted carpet, radiator.

BATHROOM 5'6" x 7'2"

White 3 piece suite comprising panel bath, pedestal wash hand basin and WC. Triton T80xr shower above the bath. Newly fitted upvc window to side. Chrome towel rail.

EXTERNAL DETAILS

Small courtyard garden with concrete base. Panel fencing between gardens and there are two outside lights. Off street parking for one car.

VIEWING

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

COUNCIL TAX

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

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

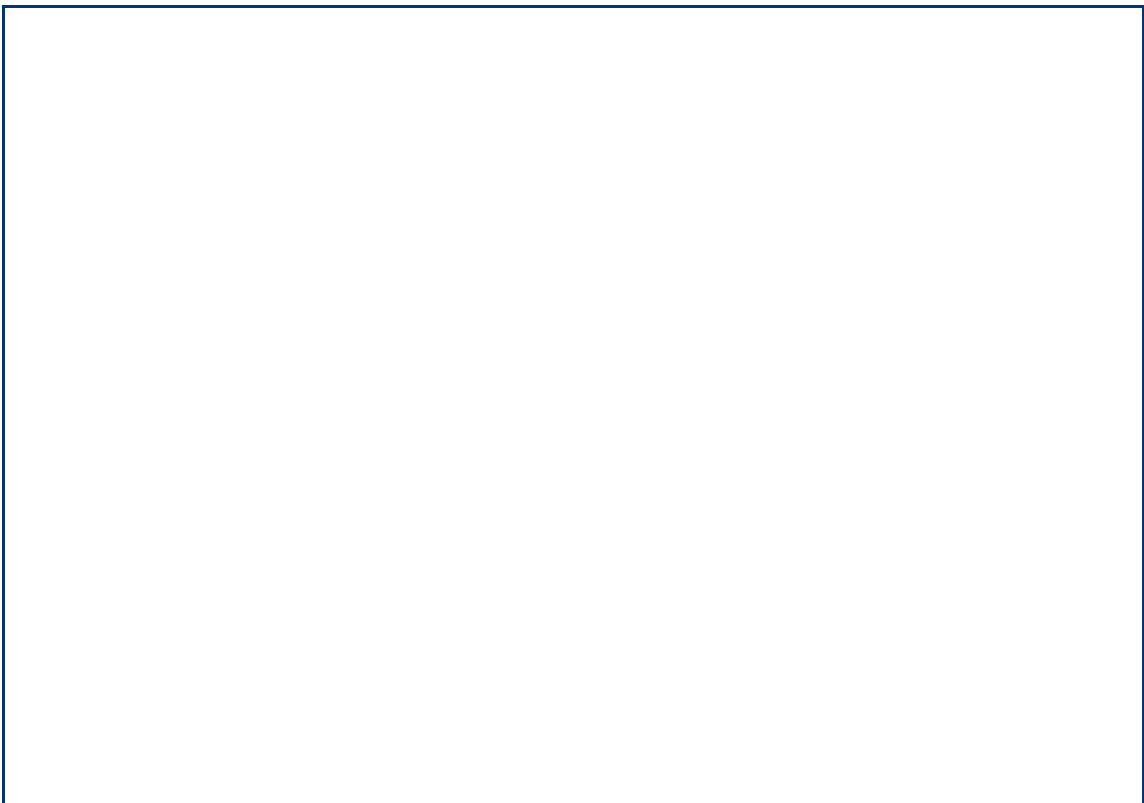
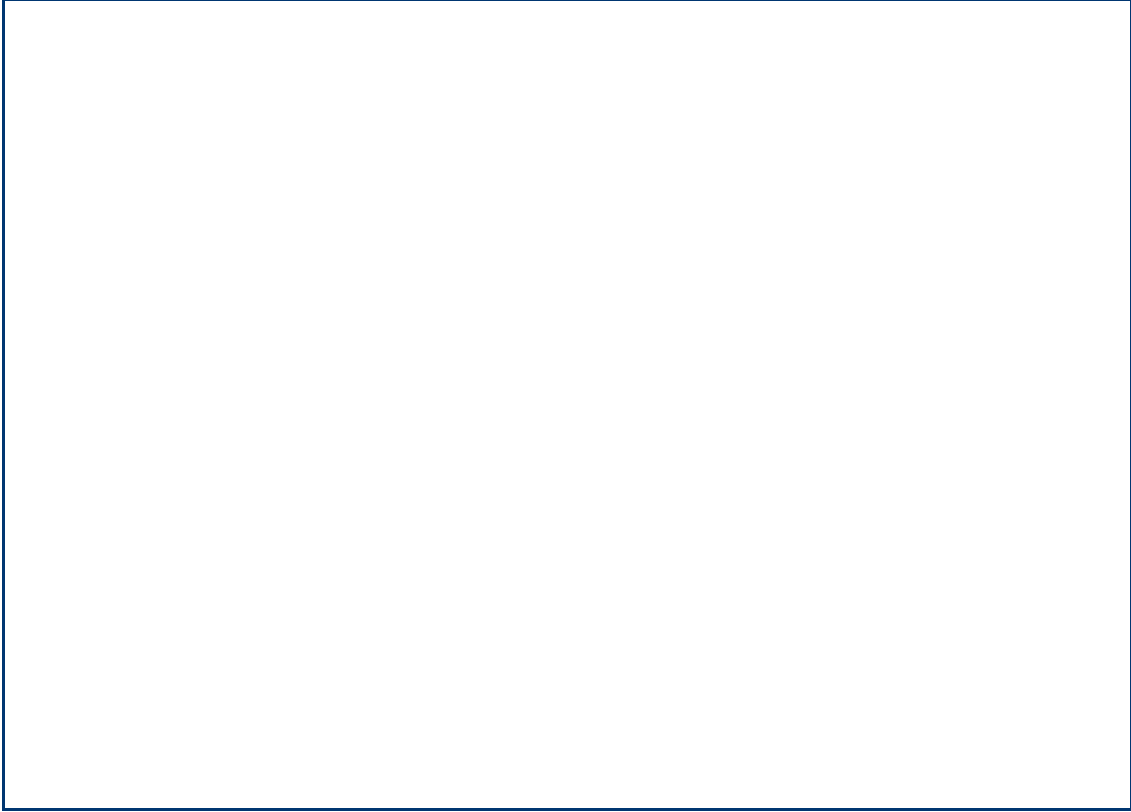
Five weeks payable in advance to be returned after deductions and without interest at the end of the tenancy.

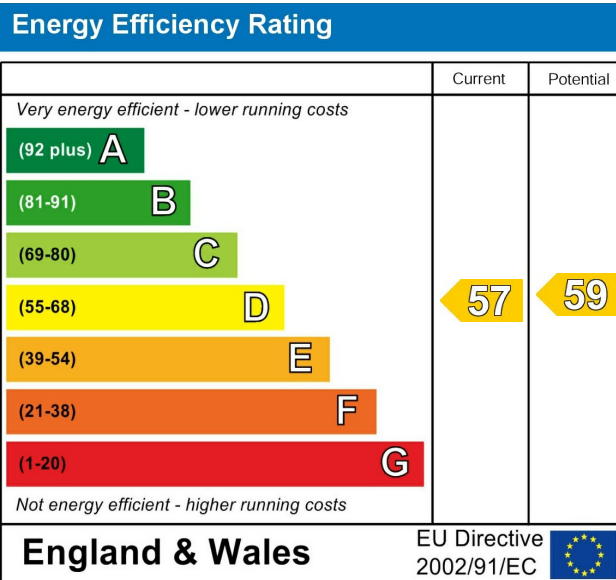
BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE, O2 & Vodaphone

Broadband types available - Standard, Ultra & Superfast





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MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.