

# Richardson

Gardeners Cottage Swinstead Road,  
Irnham  
Grantham NC33 4JD

LETTINGS SPECIALISTS

**TO LET**

**£1,295**



- Detached Cottage
- Log Burner and oil central heating
- Garage
- Large Garden
- 3 Bedrooms
- Newly Refurbished
- Outbuildings
- Energy Rating: E

Sheep Market, Stamford, Lincs, PE9 2RB



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

**01780 758000**

## LOCATION

The property is located in the pretty village of Irnham. Situated within 3 miles of Corby Glen which offers a doctors surgery, shop, primary/secondary school and several hostelrys.

## DESCRIPTION

Fantastic opportunity to live in a character cottage set in mature gardens with far reaching countryside views to the front and rear. Recently renovated including a newly fitted kitchen and flooring to the ground floor. Upstairs are 3 bedrooms and bathroom. Newly fitted double glazed windows throughout. The parking area and garage are reached via a private driveway.

## PORCH

Door leading to Hallway. Ceramic tiled flooring. Window to rear.

## HALLWAY

Doors leading to kitchen, lounge, utility and under stairs cupboard. Brand new LVT flooring.

## UTILITY

Toilet, sink and window to the side. Plumbing for a washing machine. Brand new LVT flooring.

## KITCHEN/BREAKFAST ROOM 10'11" x 6'2"

Newly fitted Shaker kitchen with base and eye level cupboards, wooden work tops, electric hob and oven, range of inbuilt cupboards, double glazed windows to front and side, door to front. Newly fitted LVT flooring. Radiator.

## LOUNGE/DINING ROOM 19'7" x 11'9"

Large spacious room with feature open stone fireplace housing a logburner. Double glazed window to front and brand new French doors to the rear sun patio. Newly carpeted.

## STAIRS/LANDING

Newly fitted carpet to stairs and landing. Doors leading to 3 bedrooms and bathroom

## BEDROOM 1 8'3" x 11'1"

Double glazed windows to front, double radiator, carpeted.

## BEDROOM 2 12'2" x 6'7"

Double glazed windows to front, double radiator, carpeted.

## BEDROOM 3

Double glazed window to side, double radiator, carpeted.

## BATHROOM 8'4" x 6'8"

Three piece bathroom suite comprising bath with shower over, pedestal wash hand basin and low level WC, double radiator, double glazed window to side. Brand new LVT flooring.

## OUTSIDE

A large mature garden surrounds the cottage which is accessed to the rear by a private driveway leading to the garage and outbuildings providing useful garden/fuel store.

## SERVICES

Mains water, electricity and drainage 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.

## **COUNCIL TAX**

The Council Tax band for the property is D

## **VIEWING**

All viewings strictly by appointment through Richardson, 01780 758000.

## **BROADBAND/MOBILE**

According to OFCOM:

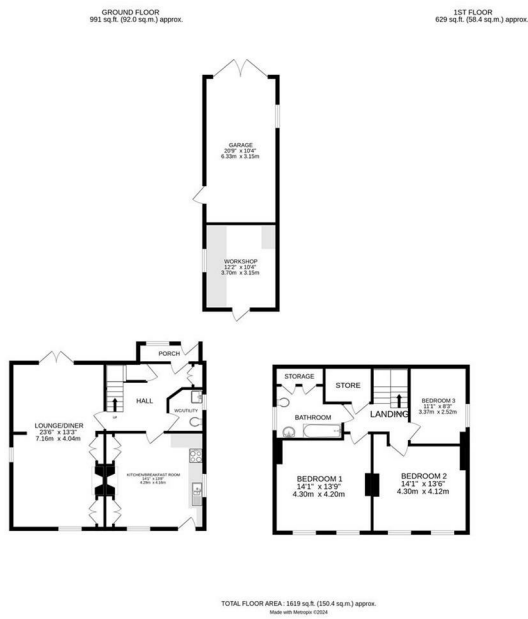
Mobile networks available - EE

Broadband types available - Standard & Superfast

## **EPC**

EPC rating E.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>98</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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