

Richardson

5 Park Cottages Main Road,
Glaston, LE15 9BS

LETTINGS SPECIALISTS

TO LET



- Stone Built Cottage
- Open Fire and gas central heating
- Parkland Setting
- Courtyard Garden
- 2 Bedrooms
- Car Parking Area
- Outbuilding
- Energy Rating: C

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

The property is located in Parkland setting on the outskirts of Glaston Village, situated just off the A47 Trunk Road, 2 miles from Uppingham Town.

DESCRIPTION

Rare opportunity to live in a character park cottage within a gated community. Stone built semi-detached cottage, comprising 2 bedrooms and bathroom to first floor. Kitchen and lounge/dining room on the ground floor. There is a yard area to the rear with brick outbuilding.

STORM PORCH

Panelled door leading to:

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

Feature open stone fireplace, carpeted. Under stairs storage cupboard/cloakroom. Double glazed window to front.

KITCHEN 10'11" x 6'2"

Modern fitted kitchen with black work tops, white base and eye level cupboards, gas hob, double glazed window to rear, back door to courtyard area and single radiator.

LANDING

Fitted carpet to stairs and landing

BEDROOM 1 8'3" x 11'1"

Double glazed window to front, double radiator, carpeted.

BEDROOM 2 12'2" x 6'7"

Sloping ceiling, single radiator, double glazed window to rear, carpeted.

BATHROOM 8'4" x 6'8"

3 piece bathroom suite comprising bath and shower, pedestal wash hand basin and low level WC, large double radiator, double glazed window to front.

OUTSIDE

Access to the cottage is via a shared private drive with off street parking space. Enclosed courtyard with brick outbuilding providing useful garden/fuel store. Access to small side garden which is lawned with flower beds.

SERVICES

Mains water, gas, 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 "B"

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE, O2 & Vodaphone
Broadband types available - Standard & Superfast

EPC

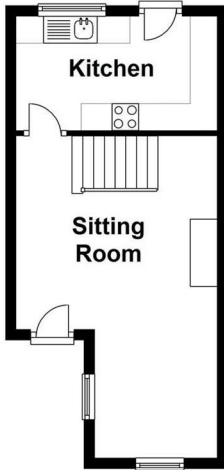
EPC rating C.

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Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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