

# Richardson

The Old Stables  
8 Main Road, Glaston  
Oakham, LE15 9BP

LETTINGS SPECIALISTS

**TO LET**

**£700 Per Month**



- Quiet Village Location
- Gas Central Heating
- Single Storey
- Parking for 2 Cars
- Barn Conversion
- Modern Kitchen
- Easy Access to Trunk Roads
- Furnished

Sheep Market, Stamford, Lincs, PE9 2RB



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

**01780 762433**

## LOCATION

Located in a quiet position off a shared private driveway in the village of Glaston. Easy access to trunk roads for Corby, Leiceister and Peterborough.

## DESCRIPTION

Introducing a fully furnished one bedroom barn conversion presented to a high standard throughout. Featuring a kitchen diner and large lounge/diner.

### KITCHEN/DINER 8'11" x 12'1"

Neutrally decorated with range of modern kitchen base & eye level units and wood effect work surface. Single oven and ceramic hob. Freestanding appliances consisting of fridge, microwave, dishwasher, washing machine. Wood effect laminate flooring. Furniture supplied - table with 2 x chairs

### MAIN BEDROOM 9'11" x 12'2"

Neutrally decorated with wood effect laminate flooring. Furniture supplied - double bed, wardrobe, dressing table & stool.

### LOUNGE/DINER 12'2" x 18'9"

Door leading from kitchen to large living area with vaulted ceiling - neutrally decorated with wood effect laminate flooring. Furniture supplied - glass dining table with 4 x chairs, wooden side board, L shaped 3 seater sofa bed, TV and TV unit. French doors leading to front aspect, seating area and parking for 2 x cars.

### UTILITY ROOM 5'7" x 5'6"

Neutrally decorated with modern base cabinets, work surface and tiled floor. Housing gas combination boiler.

### SHOWER ROOM/WC 6'2" x 5'7"

Neutrally decorated with tiled flooring. Shower cubicle fully tiled, hand basin, close couple wc, chrome heated towel rail, vanity unit with mirror.

## OUTSIDE

Gravelled seating area and parking for 2 x cars

## SERVICES

The property has mains water, electricity, gas and drainage 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.

## VIEWING

All viewings strictly by appointment through Richardson, 01780 758000.

## COUNCIL TAX

We understand from the Valuation Office Agency website that the property has a Council Tax Band A.

## EPC

EPC rating C.

## BROADBAND/MOBILE

According to OFCOM:


Mobile networks available - EE, O2 & Vodaphone

Broadband types available - Standard & Superfast





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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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