

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

# Richardson

## LOCATION

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

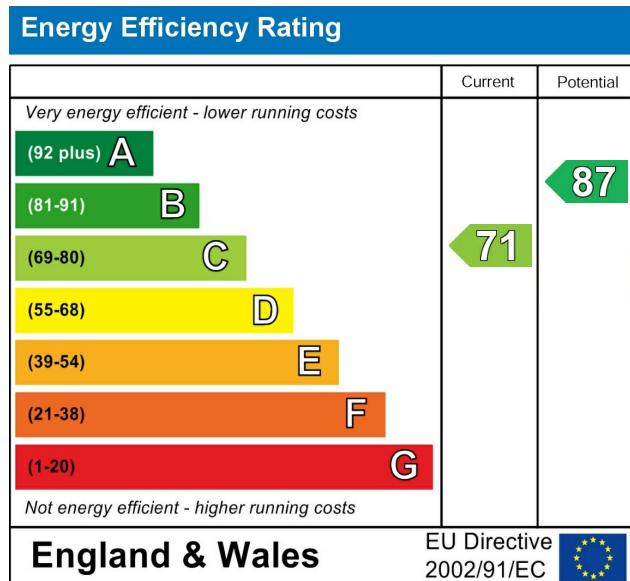
EPC rating C.

## BROADBAND/MOBILE

According to OFCOM:

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





**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

- The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
- All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
- No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**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.