

Richardson

LETTINGS SPECIALISTS

South View Farmhouse, 6 Main Street,
Empingham, LE15 8PS

TO LET

£1,795 PCM



- Traditional Period Property
- Four Bedrooms
- Kitchen/Breakfast Room
- Three Reception Rooms
- Village Location
- Family Bathroom & Shower Room
- Conservatory
- Utility and Pantry

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

The village of Empingham is set in the beautiful undulating countryside located midway between the historic market towns of Stamford and Oakham approximately five miles to the west of the A1. The main rail link to London's Kings Cross is provided from nearby Peterborough as well as good cross country services from Stamford and Oakham.

The surrounding towns offer a fine selection of primary and secondary schools including the renowned public schools of Oakham, Uppingham and Stamford. The area also has excellent shopping facilities and a wide range of sporting and leisure activities.

DESCRIPTION

Well presented detached stone property with sitting room, kitchen/breakfast room, snug, utility room, downstairs shower room, 4 bedrooms, spacious bathroom, courtyard garden, under cover parking

ENTRANCE LOBBY

Doors to Sitting room and dining room

SITTING ROOM 18'9" x 15'3"

Upvc window to front aspect, beamed ceiling and carpeted

DINING ROOM 16'4" x 15'3"

Upvc windows to front and rear aspect, beamed ceiling and carpeted

INNER HALLWAY

Doors leading to shower room, utility, pantry, kitchen and stairs to first floor

SHOWER ROOM 7'6" x 6'11"

Double walk in shower, basin set into vanity unit, toilet, upvc window to side aspect, heated towel rail and carpeted.

UTILITY ROOM 8'7" x 10'2"

A range of wall and base units, stainless steel sink set into laminate worktop, upvc windows to side and rear, ceramic tiled flooring

KITCHEN 17'4" x 14'11"

A range of wall and base units, stainless steel sink set into laminate worktop, integrated appliances including double fan oven, ceramic hob. Upvc windows to front and rear, ceramic tiled flooring, beamed ceiling, door to snug

SNUG 11'6" x 11'5"

Upvc window to front aspect window seat, and carpeted

STAIRS AND LANDING

Leading to bedrooms and bathroom

MAIN BEDROOM 18'9" x 15'4"

A range of fully fitted wardrobes and dressing table. Upvc window to front aspect and carpeted flooring

BEDROOM 2 12'11" x 12'2"

A range of fully fitted wardrobes, bedside tables and dressing table. Upvc window to front aspect and carpeted flooring

BEDROOM 3 12'6" x 11'6"

Upvc window to front aspect and carpeted flooring

BEDROOM 4 11'8" x 9'6"

A range of fully fitted wardrobes and dressing table. Upvc window to side aspect and carpeted flooring

FAMILY BATHROOM 14'11" x 14'4"

Bathroom suite consisting of bath with shower over, vanity unit with inset basin and back to the wall toilet. Upvc window to rear and carpeted flooring

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CONSERVATORY 13'2" x 13'3"

Glass panels to sides and roof, flotex carpet flooring

OUTBUILDING 17'10" x 11'1"

EXTERIOR

Gated access to shared driveway leading to the rear of property and covered parking area/storage area. Enclosed courtyard garden with a range of shrubs and paving

VIEWING

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

SERVICES

Mains water, electricity and sewerage are connected.

COUNCIL TAX

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

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.

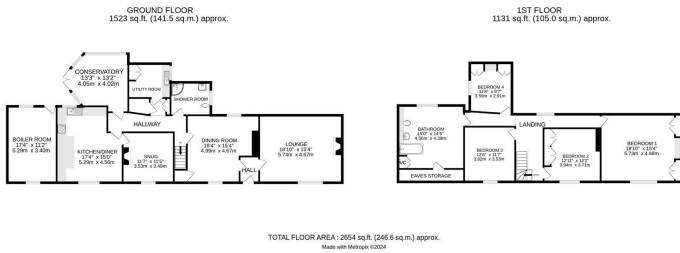
DEPOSIT

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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