

Richardson

LETTINGS SPECIALISTS

31 Buttercup Court, Deeping St. James
Peterborough, PE6 8TF

TO LET

£925 PCM



- Immaculate 2 Bedroom House
- New Fitted Kitchen & Bathroom
- New Flooring Throughout
- New Gas Combi Boiler
- Freshly Painted
- Enclosed Garden
- Off Street Parking
- EPC Band C

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

Deeping St James is a large village in the South Kesteven district of Lincolnshire 1 mile from Market Deeping. It is located approximately 8 miles east of Stamford and 10 miles north of Peterborough City Centre.

DESCRIPTION

Immaculately presented, fully refurbished 2 bedroom mid terrace house with conservatory, enclosed rear garden and off street parking for 2 cars. The property benefits from a new fitted kitchen and bathroom, new flooring and decoration throughout, new double glazed windows to kitchen, bathroom and bedrooms and a new gas combi boiler. Enclosed low maintenance garden with new patio and gravel. Allocated off street parking for 2 cars.

ENTRANCE HALL

With new fitted carpet and access to kitchen and sitting room.

KITCHEN 2.359m x 2.580m (7'8" x 8'5")

With brand new fitted kitchen, vinyl flooring and gas combi boiler. New double glazed window to frontage.

SITTING ROOM 3.597m x 4.728m (11'9" x 15'6")

Freshly decorated and new fitted carpet. Window and door to conservatory. Stairs off to first floor.

CONSERVATORY 2.81m x 2.49m (9'2" x 8'2")

With new fitted carpet and doors to garden.

FIRST FLOOR LANDING

With new fitted carpet and doors to bedrooms and bathroom.

BEDROOM 1 3.593m x 3.635m (11'9" x 11'11")

With new fitted carpet and double glazed window to rear.

BEDROOM 2 3.685m x 1.735m (12'1" x 5'8")

With new fitted carpet and double glazed window to frontage.

BATHROOM 2.652m x 1.752m (8'8" x 5'8")

With new white 3 piece suite comprising panel bath with thermostatic shower over and glass shower screen, pedestal wash hand basin, close coupled WC. Tiled splashbacks. Heated towel rail. New double glazed window to frontage. Vinyl flooring. Airing cupboard.

GARDEN

Fully enclosed low maintenance garden with new patio and gravel. Gated access to car park with allocated parking.

COUNCIL TAX

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

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. The deposit on this property is £1,067.

TENURE

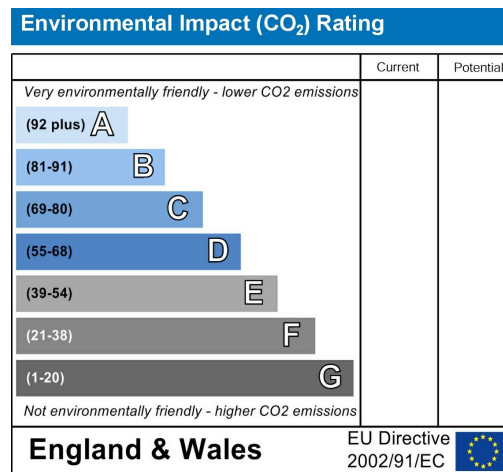
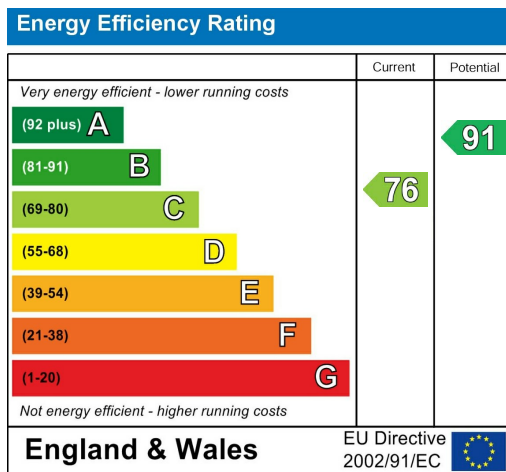
The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

VIEWING

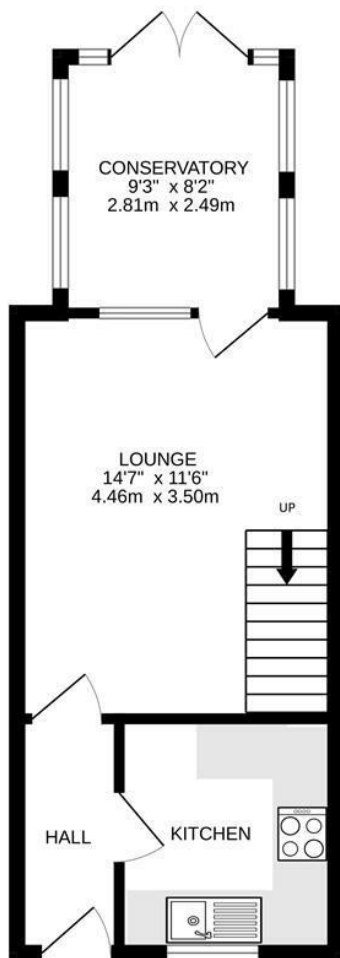
All viewings strictly by appointment through Richardson on 01780 758000.

BROADBAND/MOBILE

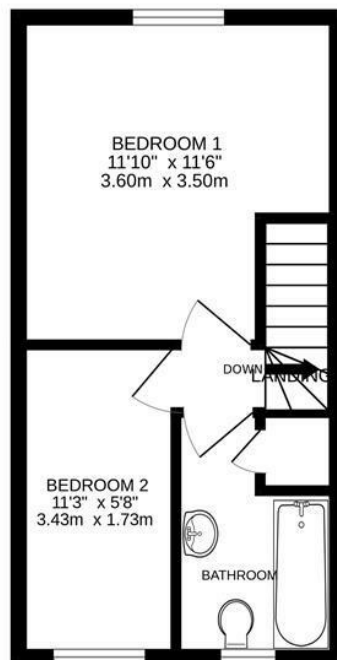
According to the Ofcom checker Broadband availability is Standard, Superfast and Ultrafast and mobile availability is likely via EE and O2 and limited via Three and Vodafone.



GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.
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