

Richardson

LETTINGS SPECIALISTS

Roycewood Cottage 3 Heath Road,
Helpston
Peterborough, PE6 7EG

TO LET

£1,395 PCM



- Detached Cottage
- Gas Central Heating (LPG)
- Modern Kitchen & Bathroom
- Stunning Views
- Village Location
- Two Receptions
- Four Double Bedrooms
- Available Now

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

Helpston is a popular rural village which has good facilities including a village store and primary school, public house and parish church.

The village lies approximately 6 miles north west of the city of Peterborough and is also within short distance of the market towns of Stamford and Market Deeping.

DESCRIPTION

Detached cottage situated in a pleasant rural location on the outskirts of the village of Helpston. Spacious accommodation comprises a kitchen, utility, lounge, dining room, three double bedrooms, further single bedroom and bathroom with separate shower.

FRONT ENTRANCE HALL

Wooden entrance door leading to small hallway, stairs, doors to sitting room and kitchen

KITCHEN

The kitchen features modern base and eye level units with integrated appliances, including 4 ring electric ceramic hob with extractor over, double electric oven, fridge. Other features include laminate worktops, corner sink with mixer tap, tiled flooring. Wooden windows to front and side aspects. Doors to entrance hall and utility.

LOUNGE

Generously sized room providing a great space for both relaxation and entertaining. An archway provides easy access to the dining room.

DINING ROOM

Steps down from the sitting room leads to a lower level dining area with laminate flooring and three windows making this a light and airy space. Beautiful countryside views from the rear aspect window.

UTILITY

Fitted base and wall units with plumbing for a washing machine and dishwasher. Wooden window to rear aspect. Doors to dining room, kitchen and rear garden.

STAIRS TO FIRST FLOOR

Carpeted leading to landing.

LANDING

Doors to four bedrooms, airing cupboard and family bathroom. Wooden window to front aspect.

MAIN BEDROOM

This double bedroom is the largest of the four bedrooms. Located at the rear of the property it boasts stunning views from the rear aspect window.

BEDROOM TWO

Further double bedroom which is located to the front of the property.

BEDROOM THREE

Double bedroom with wooden window to front aspect.

BEDROOM FOUR

Generous single bedroom with window to side aspect.

BATHROOM

Modern white suite comprising hand basin with mixer tap set in vanity unit, panel bath with mixer tap and WC. Walk in shower with glass screen. The bathroom has fully tiled walls and floor, an extractor fan and radiator.

OUTSIDE/PARKING

Walled garden to the front with pathway leading to entrance door. Gated access leads to gravel drive to side with ample parking for several vehicles. Steps leading down to a graveled terrace to rear of property. Large lawned area with views of countryside beyond.

SERVICES

Mains water, electricity.

COUNCIL TAX

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

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.

VIEWINGS

All viewings are strictly by appointment through Richardson on 01780 758000

MOBILE/BROADBAND

According to OFCOM:

Mobile networks available - O2, Three, Vodaphone (limited)

Broadband types available - Standard, Superfast & Ultrafast





| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 94 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 38 | |
| (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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