

Richardson

LETTINGS SPECIALISTS

3 Wheel Lane, Barrowden
Oakham
LE15 8ER

TO LET

£925 PCM



- Village Located
- 2 Bed Cottage
- Contemporary Fittings
- All Appliances included
- Recently Renovated
- Original Features
- Available Now
- Long Term Let

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

Barrowden is a peaceful and picturesque village, located on the southern banks of the River Welland, near the border with Northamptonshire. The village is surrounded by rolling hills and countryside, with a mix of farmland, woodland, and pastures. It has a super local pub, serving traditional pub food and real ale. There is a village shop, post office and recently opened community Hub hall. You can enjoy walks along the River Welland, explore the local countryside, or pop into the nearby market town of Oakham for your shopping followed by a coffee from a choice of independent cafes.

DESCRIPTION

This super mid terraced, 2 bedroom cottage has recently undergone a complete renovation, making it an attractive and comfortable place to call home. The interiors are modern yet charming, with a lovely blend of contemporary fittings and rustic features such as exposed stone walls and wooden beams. The cottage also benefits from plenty of natural light that floods in, creating a warm and inviting atmosphere.

KITCHEN 8'2" x 9'3"

The front door leads into the kitchen which is bright and airy. It is fully equipped with all the modern conveniences you'll need, including an induction hob, oven, dishwasher and fridge freezer, and there is also a breakfast bar/worktop area for two.

SITTING ROOM 14'2" x 8'10"

This room features the original ceiling beams and deep recessed window sills and there is also a lovely log burner to curl up in front of on chilly evenings.

STAIRS AND LANDING

A washing machine and tumble dryer are discreetly located on the landing area, where there is also cleverly hidden storage on the stairwell.

BATHROOM 5'4" x 5'8"

The bathroom has maximised every inch of space for both functionality and aesthetics. There is storage above and below the sink and a glass corner shower.

BEDROOM ONE 9'9" x 13'10"

The spacious bedroom at the rear of the cottage and will easily accommodate a king size bed. Ornamental fireplace.

BEDROOM TWO 7'1" x 7'10"

This bedroom is at the front of the property with lots of natural light.

TENURE

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

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 B

RENT

The rent is payable monthly in advance, by standing order.

DEPOSIT

Five weeks' rent payable in advance.

VIEWINGS

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

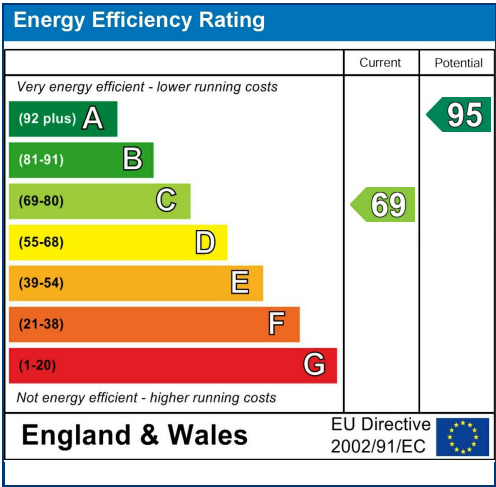
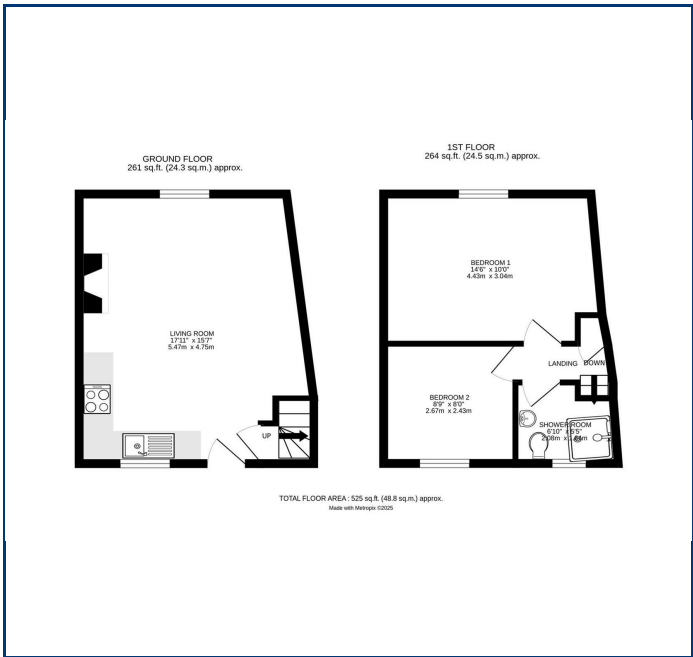
BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - Three, EE, O2, and Vodafone (Limited)

Broadband types available - Standard, and Superfast





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