

Richardson

LETTINGS SPECIALISTS

40 St. Lawrence Way, Tallington
Stamford, PE9 4RH

TO LET

£975 PCM



- Modern mid terrace home
- Conservatory
- Gas central heating
- Tandem parking spaces for 2 cars
- 2 bedrooms, master with built in wardrobes
- UPVC double glazing
- Enclosed rear garden with westerly aspect
- EPC Band C

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



www.richardsonestateagents.co.uk

01780 758000

Location

The village of Tallington lies approximately 4 1/2 miles east of Stamford and 4 miles west of Market Deeping on the A1175.

Description

A modern mid terrace 2 bedroom home set within an established small estate in the popular village of Tallington. The property benefits from a conservatory, low maintenance enclosed garden, gas central heating, Upvc double glazing and off street tandem parking for 2/3 cars.

Entrance Hall

With stairs off to first floor and door to lounge.

Lounge 4.48m x 2.96m (14'8" x 9'8")

With window to frontage, doors to kitchen, entrance hall and storage cupboard.

Kitchen 3.9m x 2.34m (12'9" x 7'8")

Fitted with a good range of cupboards and worktops with stainless steel sink and drainer, gas hob and fitted oven. Window and door to conservatory and door to lounge.

Conservatory 3.7m x 3m (12'1" x 9'10")

With tiled floor and doors to garden.

First floor landing

Bedroom 1 3.9m x 2.83m (12'9" x 9'3")

With window to frontage, fitted wardrobes and airing cupboard.

Bedroom 2 3.45m x 2.36m (11'3" x 7'8")

With window to rear.

Bathroom 2.38m x 1.6m (7'9" x 5'2")

Modern bathroom suite comprising panel bath with shower over, pedestal wash hand basin and close coupled WC. Window to rear.

External details

Open plan front with pathway to the front door and driveway providing allocated tandem parking for 2/3 cars. Low maintenance rear garden with paved and gravel areas and shed. The rear has a westerly aspect.

Services

All mains services are 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.

Council Tax

South Kesteven Council Tax Band B.

Communication


According to Openreach: Superfast Fibre is available

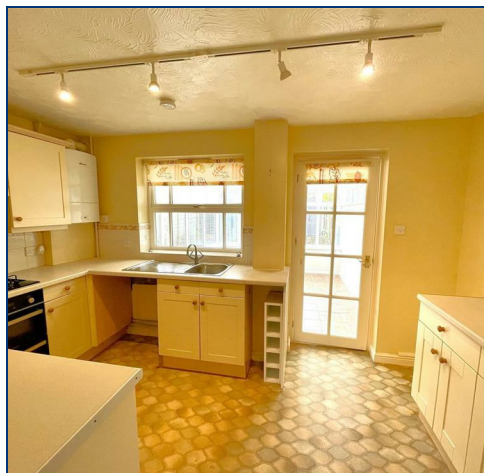
According to Ofcom: mobile coverage is Likely with O2, Limited with EE & Vodafone and None with Three.

Viewing

By telephone appointment with Richardson on 01780 758000.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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