

# Richardson

11 Burghley Lane,  
Stamford, PE9 2LT

LETTINGS SPECIALISTS

**TO LET**

**£1,250 PCM**



- Spacious 3 Bedroom House
- Kitchen Diner
- Modern Bathroom
- Close to Burghley Park
- 2 Basement Rooms
- Sitting Room
- Gas Central Heating
- EPC Rating: E

Sheep Market, Stamford, Lincs, PE9 2RB



[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 758000**

## LOCATION

Stamford is an attractive town of predominately limestone properties nestling in the Welland Valley. The town offers excellent facilities and is within easy access of the A1 trunk road with connection to other major road networks. The city of Peterborough is approximately 13 miles to the south east.

## DESCRIPTION

3 bedroom stone town house in popular location close to Burghley Park and with easy access to the A1. Sitting room, kitchen/diner, bathroom and 2 basement rooms. The property has gas central heating and there is an outside patio area.

## ENTRANCE HALL

Via panel and glazed front door, inset doormat, single panel radiator, thermostat control, doors to sitting room, kitchen and basement.

## SITTING ROOM 3.70 x 3.40 (12'1" x 11'1")

Fitted carpet, tiled fireplace with fitted gas fire and back boiler serving central heating, single panel radiator, built in cupboard with shelving above, sash window to front elevation.

## KITCHEN/DINER 5.50 x 3.20 (18'0" x 10'5")

Fitted with a range of base and eye level cupboards, tiled splashbacks, single bowl stainless steel sink unit, plumbing for washing machine, double panel radiator. Wooden flooring. Velux roof light, window and door to rear elevation and doors to stairwell and bathroom.

## BATHROOM 2.30 x 1.50 (7'6" x 4'11")

Modern three piece suite comprising panel bath with shower over, pedestal wash hand basin and close coupled WC. Tiled splashbacks, double panel radiator and window to rear elevation.

## BASEMENT ROOMS 6.70 x 5.10 (21'11" x 16'8")

With access from the entrance hall, stairs down to 2 basement rooms, both with single panel radiator and front basement window.

## FIRST FLOOR

Fitted carpet on stairs to first floor and landing. Stairs off to second floor and doors to:

## LANDING

With door and stairwell leading directly to attic room. Doors to:

## BEDROOM 1 4.30 x 2.80 (14'1" x 9'2")

With fitted carpet and Victorian style decorative fireplace, single panel radiator, sash window to front elevation.

## BEDROOM 2 3.10 x 2.50 (10'2" x 8'2")

Airing cupboard housing factory lagged hot water tank and immersion heater. Single panel radiator and window to rear elevation.

## SECOND FLOOR

## ATTIC BEDROOM 3.90 x 3.50 (12'9" x 11'5")

Central staircase, sloping ceilings, access to eaves, single panel radiator, window to rear elevation.

## OUTSIDE

Patio area with astro turf and shared right of way.

## SERVICES

We understand that mains water, electricity, gas and sewerage are connected.

## BROADBAND/MOBILE

According to the Ofcom Checker Broadband availability is Standard, Superfast and Ultrafast and mobile availability is variable in-home and good outdoor via 02 and Three and good outdoor only via EE and Vodafone.

## 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 deductions and without interest at the end of the tenancy. The deposit on this property is £1,442.

## COUNCIL TAX

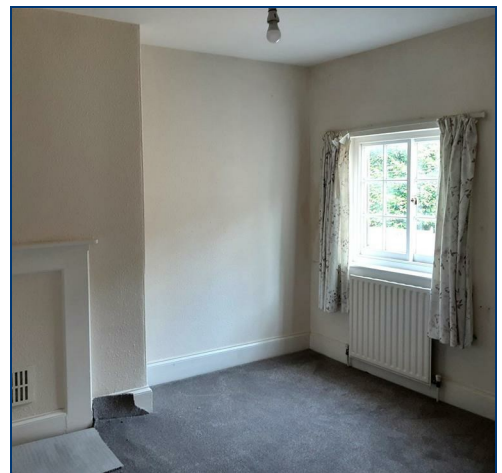
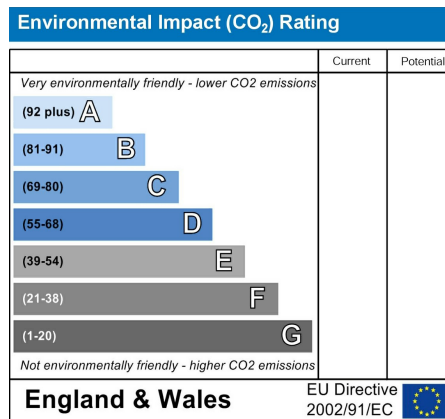
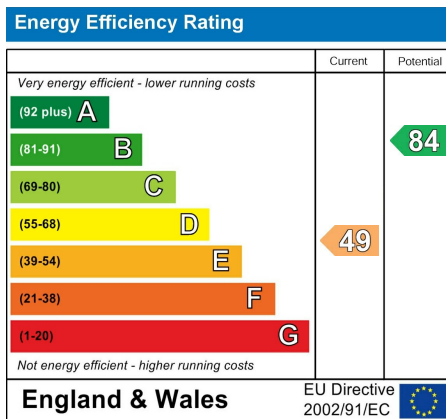
We understand from the Valuation Office Agency Website that the property has a Council Tax Band C.

## VIEWING

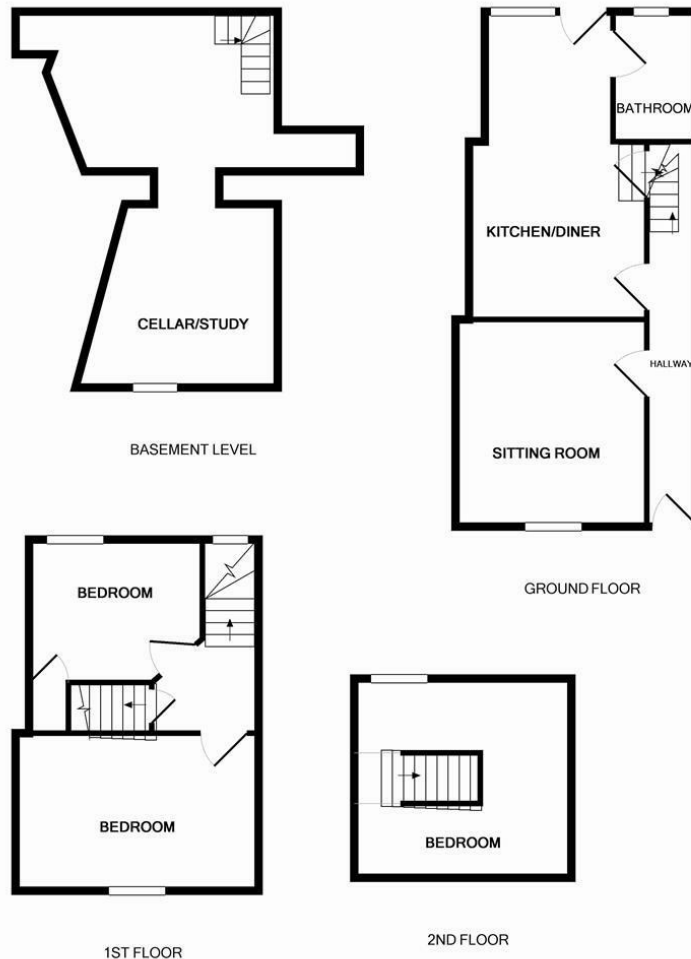
All viewings are strictly by appointment through Richardson on 01780 758000.

## AGENTS NOTE

The Basement Rooms have been specially lined and it is requested that no furniture is fitted to the walls in these rooms which would cause perforation to this lined membrane.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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