

Richardson

Ford Cottage ,
Walcot, NG34 0SS

LETTINGS SPECIALISTS

TO LET

£950 PCM



- Beautiful Rural Location
- Extensive Gardens
- Brand New Kitchen & Bathroom
- Oil Fired Heating
- 3 Bed Detached Cottage
- Newly Decorated Throughout
- Separate Utility
- Parking For 2 Cars

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



www.richardsonestateagents.co.uk

01780 758000

DESCRIPTION

Originally two farm cottages is now home to kitchen, utility room and 2 reception rooms to the ground floor. Upstairs houses 3 bedrooms and the Bathroom. Outside there are extensive gardens, brick outbuildings and off road parking for two cars.

ACCOMMODATION

Front door leading to

KITCHEN 4.19 x 2.18

Recently refurbished with brand new Shaker Style units, single bowl sink with drainer, electric hob/oven, tiled splash backs. Newly decorated and brand new vinyl flooring. Oil fired boiler, radiator, window to side and rear elevation. Leading to:

DINING ROOM 4.19 x 3.17

Recently decorated with ceramic tile flooring, radiator, window to front elevation. Stairs to first floor. Door to

SITTING ROOM 4.19 x 3.16

Recently decorated and brand new carpet flooring, radiator, window to front elevation. Beamed ceiling. Door to

UTILITY 4.19 x 2.14

Recently decorated with brand new vinyl flooring, work surface, plumbing for washing machine, radiator, window to side and rear elevation. UPVC door to front elevation.

STAIRS TO 1ST FLOOR

BEDROOM 1 4.19 x 3.17

Recently decorated with brand new carpet flooring, radiator, window to front elevation, . Ledge & brace doors to Bathroom and Bedroom Two.

BATHROOM

Newly refurbished with white suite consisting of bath with shower over, pedestal basin, low level toilet. Airing cupboard, heated towel rail. Window to front elevation.

BEDROOM 2 (OFF BEDROOM 1) 4.19 x 3.16

Recently decorated and brand new carpet flooring, radiator, window to front elevation. Ledge & brace door to bedroom three.

BEDROOM 3 4.19 x 2.14

Recently decorated and brand new carpet flooring, Window to front elevation, radiator.

OUTSIDE

Gravel driveway adequate for two cars and extensive gardens.

BRICK BUILT STORAGE SHEDS

Three outside storage sheds available. One houses the oil tank.

SERVICES

The property has mains water, electricity and drainage. Septic tank and oil fired heating.

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.

Richardson

DEPOSIT

Five weeks rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

VIEWING

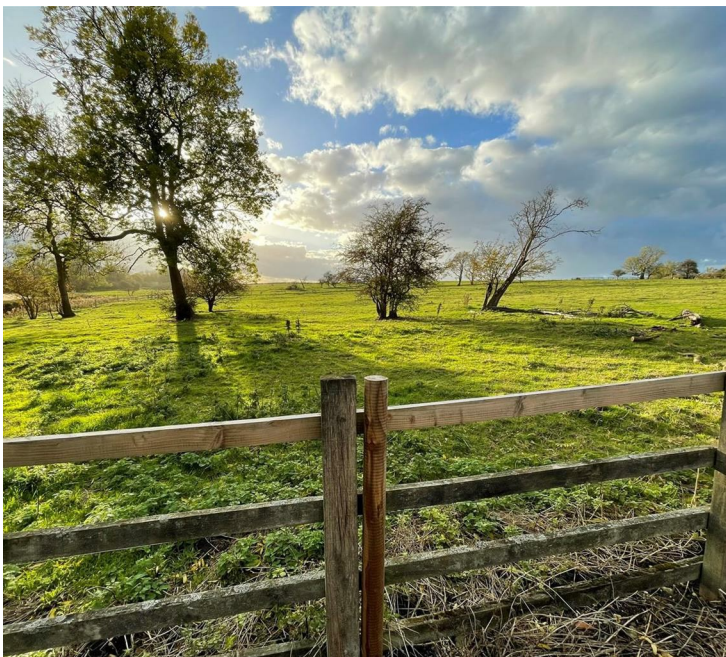
All viewings strictly by appointment through Richardson, 01780 762433.

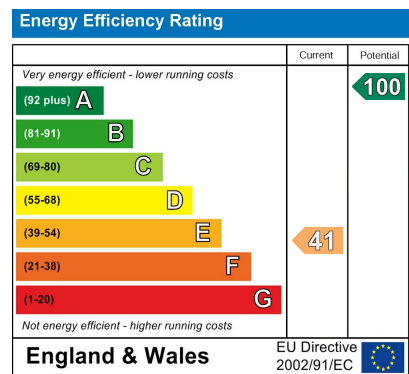
COUNCIL TAX

BAND A

MOBILE/BROADBAND

According to the Ofcom Checker Broadband availability is Standard and Ultrafast and mobile availability is good outdoors via EE and Vodafone.





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