

Richardson

4 Pinfold Lane
Pilton
Oakham, LE15 9PA

LETTINGS SPECIALISTS

TO LET

£695 PCM



- One Bedroom Flat
- Rural Location
- Ground Floor
- Communal Garden
- Off Road Parking
- Long Term Let
- Shared Storage Area
- Available December

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



www.richardsonestateagents.co.uk

01780 758000

LOCATION

Pilton is a small attractive village which lies approximately a mile to the south of Rutland Water between the villages of Lyndon, Wing and Morcott.

DESCRIPTION

Set in a pleasant rural location this ground floor flat has a large double bedroom, sitting room, kitchen and bathroom with bath and shower over. There is off road parking available with a communal garden area to the rear of the property.

KITCHEN

With a range of floor and wall mounted units, cooker with oven and hob, washing machine and dishwasher.

SITTING ROOM

Great size sitting room with large sash windows with shutters which provide plenty of natural light and super views over open paddock land to the rear. There is an open fireplace for cozy winter evenings.

BATHROOM

Three piece bathroom suite, electric shower over bath.

BEDROOM

Good size double bedroom with fitted carpet and sash windows.

OUTSIDE

There is a communal garden to the rear of the property and a separate shared storage area.

SERVICES

Mains water, electricity and sewerage are connected. Oil fired central heating.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE and Three, with O2 and Vodafone limited

Broadband types available - Standard and Ultrafast

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.

COUNCIL TAX

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

VIEWING

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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