

Richardson

LETTINGS SPECIALISTS

31 Buttercup Court, Deeping St. James
Peterborough, PE6 8TF

TO LET

£925 PCM



- Well Presented 2 Bedroom House
- Refurbished in 2024
- Neutrally Decorated Throughout
- Off Street Parking
- Modern Fitted Kitchen & Bathroom
- Gas Combi Boiler
- Enclosed Low Maintenance Garden
- EPC Band C

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

Deeping St James is a large village in the South Kesteven district of Lincolnshire 1 mile from Market Deeping. It is located approximately 8 miles east of Stamford and 10 miles north of Peterborough City Centre.

DESCRIPTION

This 2 bedroom mid terraced property was fully refurbished in 2024 with new fitted kitchen, bathroom, flooring, windows, decoration and gas combi boiler. Enclosed low maintenance garden with slabbed patio and gravel area. Allocated off street parking for 2 cars.

ENTRANCE HALL

With fitted carpet and access to kitchen and sitting room.

KITCHEN 2.359m x 2.580m (7'8" x 8'5")

With fitted kitchen, vinyl flooring and gas combi boiler. Double glazed window to frontage.

SITTING ROOM 3.597m x 4.728m (11'9" x 15'6")

With fitted carpet, window and door to conservatory and stairs off to first floor.

CONSERVATORY 2.81m x 2.49m (9'2" x 8'2")

With fitted carpet and windows and doors to garden.

FIRST FLOOR LANDING

With new fitted carpet and doors to bedrooms and bathroom.

BEDROOM 1 3.593m x 3.635m (11'9" x 11'11")

With fitted carpet and double glazed window to rear.

BEDROOM 2 3.685m x 1.735m (12'1" x 5'8")

With fitted carpet and double glazed window to frontage.

BATHROOM 2.652m x 1.752m (8'8" x 5'8")

With white 3 piece suite comprising panel bath with thermostatic shower over and glass shower screen, pedestal wash hand basin, close coupled WC. Tiled splashbacks. Heated towel rail. New double glazed window to frontage. Vinyl flooring. Airing cupboard.

GARDEN

Fully enclosed low maintenance garden with patio and gravel. Gated access to car park with allocated parking.

COUNCIL TAX

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

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 £1,067.

TENURE

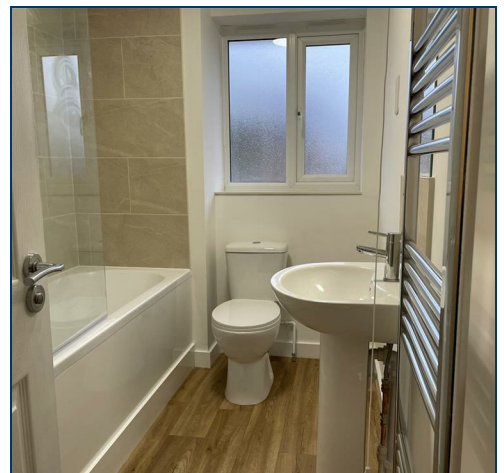
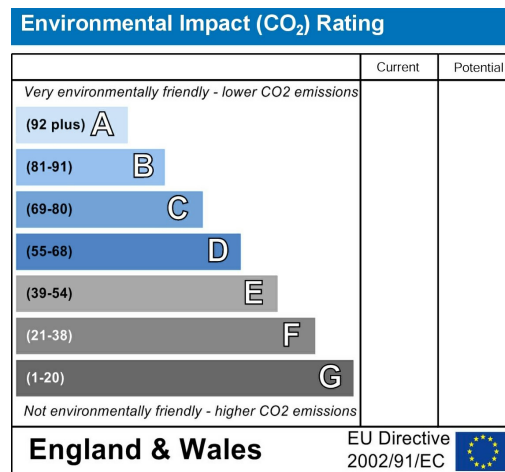
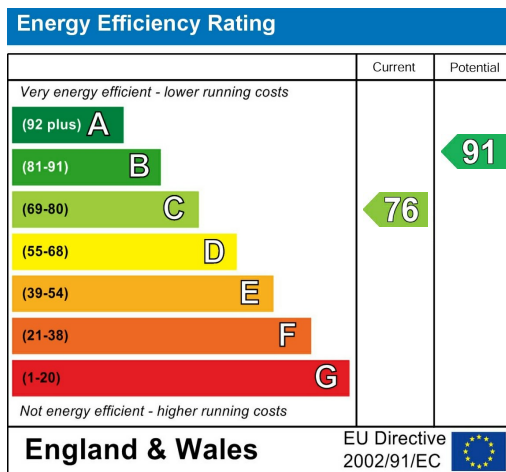
The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

VIEWING

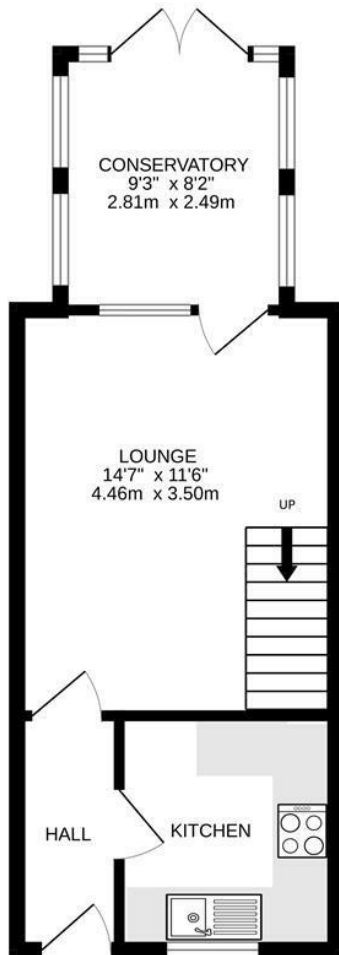
All viewings strictly by appointment through Richardson on 01780 758000.

BROADBAND/MOBILE

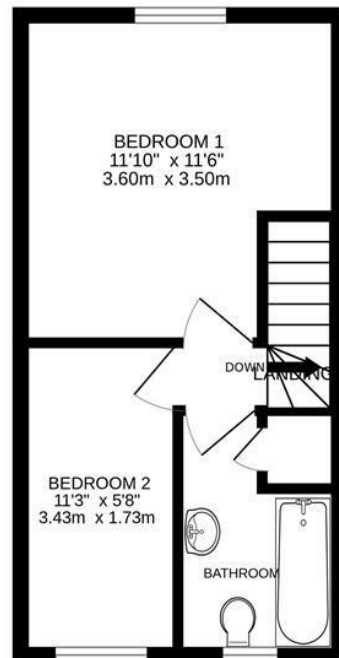
According to the Ofcom checker Broadband availability is Standard, Superfast and Ultrafast. Mobile availability is good outdoor and in-home via EE, Good outdoor via O2 and good outdoor and variable in-home via Three and Vodafone.



GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.
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