

Richardson

8 Bath Row,
Stamford PE9 2QU

LETTINGS SPECIALISTS

TO LET

£2,500 PCMX



- Grade II Listed
- Views over Stamford Meadows
- Walking distance to Town Centre
- 2 Bathrooms
- Stunning Stone Property
- 3 Bedrooms
- Open plan to Ground Floor
- Parking Space

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

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 provides the main city rail links (London Kings Cross approx. 50-55 mins) Stamford also has the advantage of its own railway station which provides direct routes to Cambridge, Leicester and Birmingham.

DESCRIPTION

A Premium Grade II listed double fronted stone cottage in the centre of Stamford, overlooking the Stamford Meadows. This stunning property is finished to a high standard and offers spacious flowing living accommodation over two floors. With the added advantage of one allocated parking space.

SITTING ROOM

Spacious sitting room offering views through the sash window over the Millstream and Meadows, Feature fireplace with log burner. Stone floor flowing through to dining area which can be open to the sitting room if preferred by opening back the bi folding doors to create a large flowing space.

KITCHEN/DINING ROOM

Views over the Stamford Meadows, Feature fireplace and Stone flooring throughout. Bi fold doors allow the room to be either open to the sitting room or remain a separate space. Bespoke kitchen units with marble worktop and freestanding Island. Integrated Dishwasher, Stainless steel SMEG gas cooker, American Style Fridge Freezer.

UTILITY ROOM

Utility area with bespoke units and butler sink. Plumbing for washing machine. Storage cupboard.

WC

Ground floor WC and Washbasin

HALL AND STAIRS

Bespoke storage shelving. Beautiful curved staircase with wrought iron spindles to first floor.

PRINCIPAL BEDROOM

Two sash windows which overlook the Millstream and Stamford Meadows. Bespoke sliding wardrobes with feature mirrored glass. Fitted Roman Blinds.

BEDROOM 2

Sash window overlooking the Millstream and Stamford Meadows. Bespoke sliding wardrobes with feature glass insert. Fitted roman blind.

FAMILY BATHROOM

Wooden effect flooring, Slipper bath with mixer taps and hand held shower attachment. Separate shower with rainfall head. Basin with Marble top. WC. Privacy glass to rear elevation. Fitted Roman Blind.

BEDROOM 3

Carpeted steps down into a good sized room with window over looking the roof terrace. Doors leading through to En suite.

ENSUITE

Wooden effect flooring, Shower with rainfall head. Basin set into vanity unit. WC.

GARDEN

The landscaped garden is accessed through a lockable iron gate. A gravelled footpath leads to a private patio area to the front of the property.

SERVICES

Mains water, electricity, gas and sewerage are connected.

RENT

The rent is payable monthly in advance, by standing order.

DEPOSIT

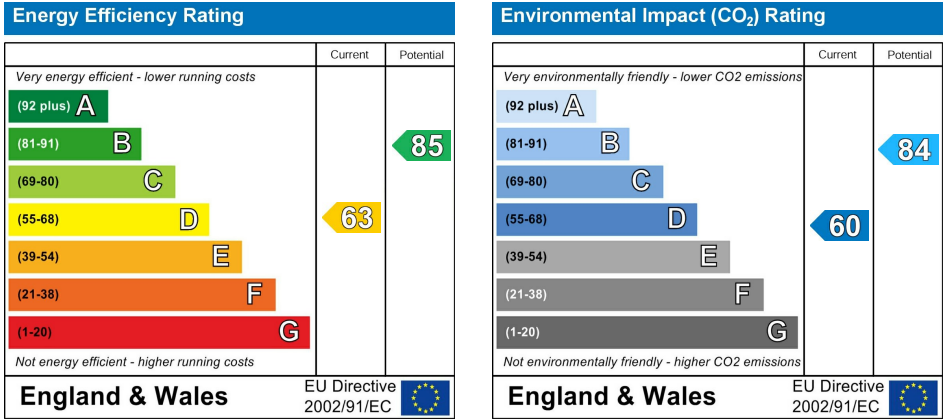
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

VIEWING

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

BROADBAND/MOBILE

According to OFCOM:
Mobile networks available - O2, THREE, EE
Broadband types available - Standard, Superfast & Ultrafast





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