Richardson

LETTINGS SPECIALISTS

41 Caledonian Road
Stamford
PE9 2TG

TO LET £1,595 PCM

- Spacious Kitchen/Diner
- Integrated Kitchen Appliances
- Gas Central Heating
- UPVC Doors & Windows
- Parking for 3 cars plus Garage
- Modern Kitchen & Bathroom
- 3 Bedrooms
- Available early September

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

RICS www.richardsonestateagents.co.uk **01780 758000**

Richardson

LOCATION
Providing excellent access to both Stamford Town Centre, the A1 and the Malcolm Sargent Primary School this established semi-detached home is located in the popular Scottish estate.

Stamford has a unique blend of history, stunning architecture and niche shopping. There are a range of both state and private schools nearby and within the town are the renowned Stamford Endowed Schools. With easy access of the A1 trunk road connecting to other major road networks. The city of Peterborough provides the main city rail links (London Kings Cross approx. 50-55 mins) and Stamford has the advantage of its own railway station which provides direct routes to Stansted, Peterborough, Leicester and Birmingham.

DESCRIPTION
The property has undergone a refurbishment throughout and is therefore presented in excellent order. The modernisation programme has provided an extended open plan living space to the rear of the property.

HALL
Leading to sitting room, cloakroom, kitchen/diner and stairs to first floor.

SITTING ROOM 4.77 x 3.32 (15'7" x 10'10")
This room is located at the front of the property, UPVC window to front aspect with shutter blinds.

WC 1.94 x 0.79 (6'4" x 2'7")
A downstairs cloakroom is located off the hallway for convenience.

KITCHEN/DINER 5.28 x 5.27 (17'3" x 17'3")
The open plan kitchen/diner is generously sized and provides a living and dining area, providing great spaces for both relaxation and entertaining. French doors provide easy access to the east facing garden and also allow plenty of natural light into the room. Perfect for warm summer days!

The Kitchen area is fitted with a range of light grey base, eye level units and Island unit which can also be used for more casual dining. Integrated appliances include fridge/freezer, washing machine and dishwasher. A fitted electric oven, microwave and gas hob are also included.

STAIRS/LANDING
UPVC window to side aspect with Venetian blinds.

BEDROOM 1 3.44 x 3.32 (11'3" x 10'10")
Double bedroom which benefits from built in storage cupboards. UPVC window to rear aspect with shutter blinds.

BEDROOM 2 3.36 x 3.32 (11'0" x 10'10")
Further double bedroom. UPVC window to front aspect with shutter blinds.

BEDROOM 3 2.37 x 2.18 (7'9" x 7'1")
This single bedroom is located at the front of the property and is ideal as an office or study space, perfect for working from home. UPVC window to front aspect with shutter blinds.

BATHROOM 2.18 x 2.10 (7'1" x 6'10")
The family bathroom located on the first floor, is part tiled in grey with matching suite comprising of bath with shower over, wash hand basin set in a vanity unit and WC. It also has a heated towel rail. UPVC window to side aspect with roller blind.

OUTSIDE SPACE
To the front of the property there is a block paved driveway with enough space for 3 vehicles. Gate leading to rear garden.

To the rear of the property there is a paved patio with lawn area and surrounding flower borders.

GARAGE
Up and over door.

Richardson

SERVICES
Mains water, electricity, gas and sewerage are connected.

BROADBAND/MOBILE
According to OFCOM:
Mobile networks available - EE (indoors & outdoors), Three, O2, and Vodaphone are all good outside (variable indoors)
Broadband types available - Standard, Superfast and Ultrafast

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

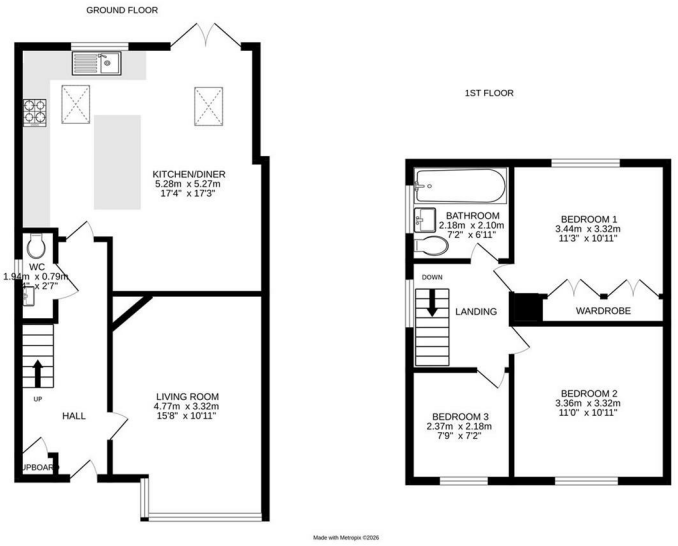
COUNCIL TAX
We understand from the Valuation Office Agency website that the property has a Council Tax Band C

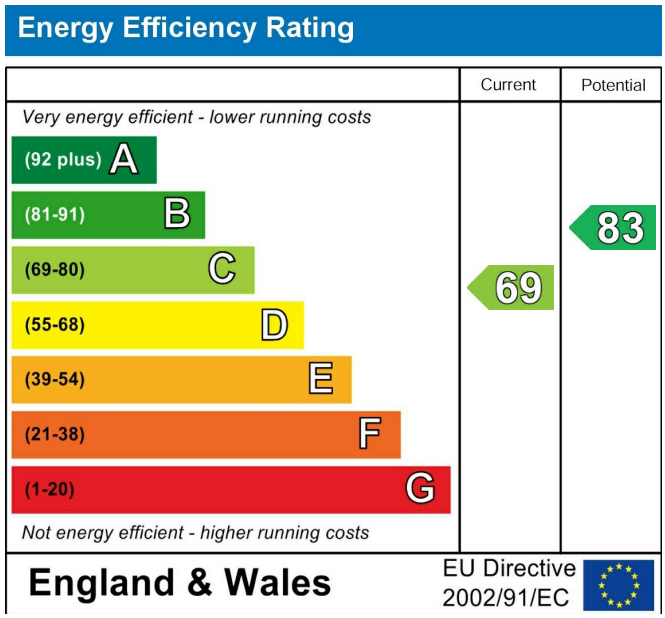
EPC
Rating C

DEPOSIT
Five weeks' rent payable in advance.

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

Richardson





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.