

Richardson

LETTINGS SPECIALISTS

20 Pinfold Lane
South Luffenham
LE15 8NR

TO LET

£995 PCM



- Village Location
- Stone Cottage
- 2 Double Bedrooms
- Kitchen/Diner
- Downstairs WC
- Large Garden
- Long Term Let
- Available February

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

LOCATION

South Luffenham is an attractive popular Rutland village which lies approximately 4 miles south of Rutland Water. The village is well served by 2 public houses, parish church, playing fields and village hall. The local junior school being in the adjoining village of North Luffenham. Good connections to Oakham, Uppingham and Stamford (each approx. 7 miles) as well as the main road network via the A47 and A1. Peterborough railway station is approximately 18 miles and offers a frequent intercity service to London King's Cross (approximate journey time 50 minutes).

DESCRIPTION

This is a cozy two bedroom stone cottage in a great location with gas central heating and a log burner, downstairs WC and large garden.

SITTING ROOM

Large sitting room with log burner, feature window seats and ceiling beams.

KITCHEN/DINER

Spacious kitchen with room for a separate dining area.

DOWNSTAIRS WC

Handy downstairs cloakroom with close coupled WC and hand basin.

STAIRS TO FIRST FLOOR

Spacious and light landing with doors to:

BEDROOM 1

Large carpeted double bedroom.

BEDROOM 2

Carpeted double bedroom.

BATHROOM

Bathroom with bath, and shower, tiled and tiled flooring.

OUTSIDE

Well kept large garden with plants and borders.

TENURE

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

MOBILE AND BROADBAND

According to OFCOM:

Mobile networks available: - Three and EE are good outdoors, while O2 is variable.

Broadband types available - Standard.

COUNCIL TAX

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

RENT

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

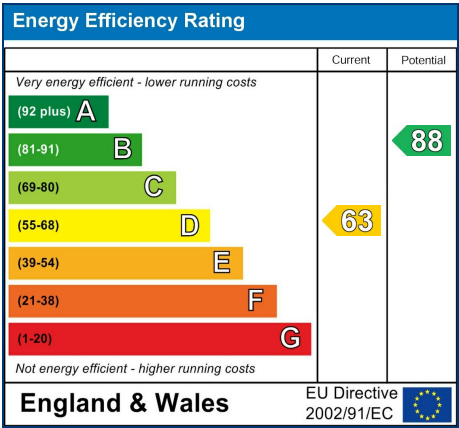
DEPOSIT

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





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