

Richardson

LETTINGS SPECIALISTS

3 The Row,
West Deeping, PE6 9HT

TO LET

£850 Per Month



- Well Presented Period Cottage
- Modern Kitchen
- Gas central heating
- Allocated Parking
- 1 Bedroom
- Log Burner
- Dressing Room
- Enclosed Garden

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



www.richardsonstateagents.co.uk

01780 758000

LOCATION

West Deeping village is located 5 miles east of Stamford and 2 miles west of Market Deeping just off the A1175. The property is in a lovely quiet location accessed via The Lane, off King Street. The village has The Red Lion public house, St Andrew Church and village hall.

DESCRIPTION

Well presented 1 bedroom stone cottage with gas central heating and double glazing. Garden to rear and allocated parking in communal car park accessed at the rear of the property.

SITTING ROOM

Half glazed front entrance door into attractive sitting room with log burner, feature stone walls and beam, fitted carpet. Door through to:

KITCHEN

Modern kitchen units with laminate worktops, electric freestanding cooker. Sink and drainer with mixer tap and window overlooking the rear garden. Tiled floor. Stairs off to first floor and door to rear garden.

FIRST FLOOR

Carpeted stairs off kitchen leading to first floor landing providing access to both bedrooms.

BEDROOM 1

With fitted carpet and range of built in wardrobes. Part sloping ceiling and double glazed window to front elevation. Door to:

BATHROOM

Modern three piece suite with shower over the bath, close coupled WC and wash hand basin, tiled splash-backs and vinyl flooring.

DRESSING ROOM

With fitted carpet, double glazed window to rear elevation.

GARDENS

Courtyard garden to frontage with picket fence and gate and shrub border.

Fully enclosed rear garden with close boarded fencing and path leading to gate providing access to parking area and log store. The rear garden is mainly laid to lawn with attractive flower border and patio area with timber pergola.

VIEWINGS

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

COUNCIL TAX

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

RENT

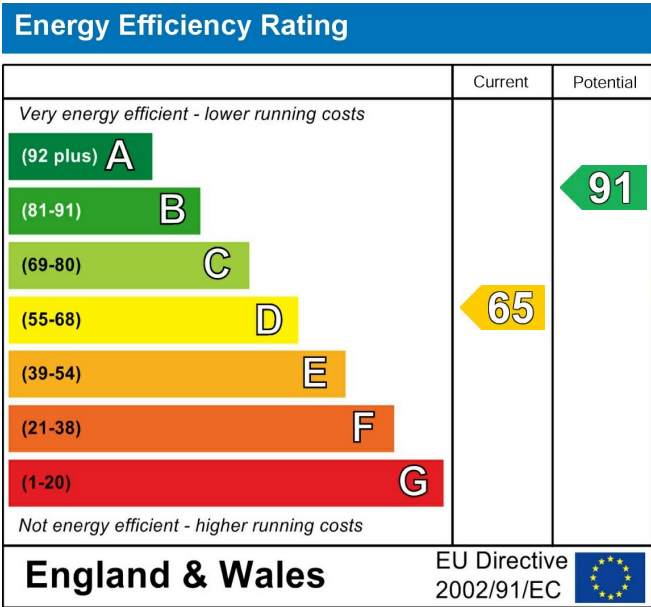
The rent is payable monthly in advance, by standing order.

DEPOSIT

Five weeks' rent payable in advance to be returned after any deductions and without interest at the end of the tenancy. The deposit on this property is £1,067.

BROADBAND/MOBILE

According to the Ofcom Checker broadband availability is Standard and Superfast and mobile availability is likely via O2. EE and Vodafone are Limited.





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.