

Richardson

7 Fountain Court
Main Street Ufford
Stamford, PE9 3BJ

LETTINGS SPECIALISTS

TO LET

£1,595 Per MonthX



- 3 Bedroom Stone House
- 2 Reception Rooms
- 2 Shower Rooms
- Gas Central Heating
- Rear Garden
- Courtyard Setting
- 2 Allocated Parking Spaces
- Energy Rating: D

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

LOCATION

Ufford lies approximately 5 miles to the south east of Stamford and 10 miles to the north west of Peterborough. The village is a conservation village with predominantly stone built cottages and houses and popular public house The White Hart.

The market town of Stamford offers a wide range of facilities and shopping. Peterborough has the main line rail link to London Kings Cross with journey times of approximately 55 minutes.

DESCRIPTION

A well proportioned three bedroom house in a courtyard setting in a desirable village, close to Stamford, with views over open countryside to the rear. The property is presented to a good standard with modern kitchen and bathroom and benefits from gas central heating, rear garden and off street parking for 2 cars.

ENTRANCE

Wooden front door to entrance hall with doors to utility, sitting room and kitchen and stairs off to first floor with downstairs storage.

SITTING ROOM 4.30m x 3.57m (14'1" x 11'8")

With wooden floor, radiator, shuttered window to rear and access to dining room.

DINING ROOM 3.67m x 2.57m (12'0" x 8'5")

Wooden floor, radiator, door leading to rear garden and door to kitchen.

KITCHEN 5.76m x 2.47m (18'10" x 8'1")

Base and eye level units with down-lighters, marble effect worktops and upstands, Belfast sink, gas hob, integrated oven, dishwasher and microwave. Windows to front and rear elevations and radiator.

UTILITY / WC 2.59m x 2.09m (8'5" x 6'10")

With storage cupboards, Vaillant boiler, base unit and worktop with shelving over, stainless steel single sink, WC and Porcelanosa tiled floor. Window to frontage.

STAIRS / LANDING

Stairs to first floor, spacious landing with airing cupboard, shuttered window to front, radiator. Doors to:

BEDROOM 1 3.50m x 3.01m (11'5" x 9'10")

Double bedroom with fitted carpet, wardrobes, window to front with shutters and curtains. Door to En suite.

EN SUITE 3.54m max x 1.90m max (11'7" max x 6'2" max)

En suite comprising shower cubicle, WC, bidet, wash hand basin set on vanity unit, heated towel rail, tiled floor and window to rear.

BEDROOM 2 3.67m x 2.75m (12'0" x 9'0")

Large twin room with fitted wardrobe, shuttered window to rear, carpet and radiator.

BEDROOM 3 3.31m x 2.78m (10'10" x 9'1")

Double bedroom with fitted wardrobe, carpet, radiator and shuttered window to rear.

SHOWER ROOM 2.63m max x 2.14m (8'7" max x 7'0")

Modern suite with shower cubicle, WC, bidet, wash hand basin set on vanity unit and heated towel rail.

COUNCIL TAX

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

VIEWING

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

SERVICES

Mains water, electricity and gas are connected, sewerage via septic tank.

RENT

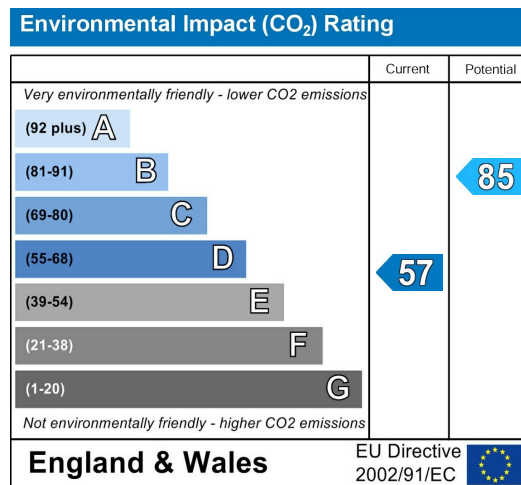
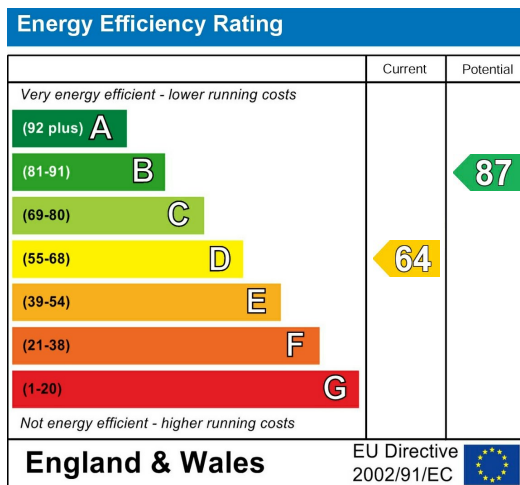
The rent is payable monthly in advance, by standing order.

DEPOSIT

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

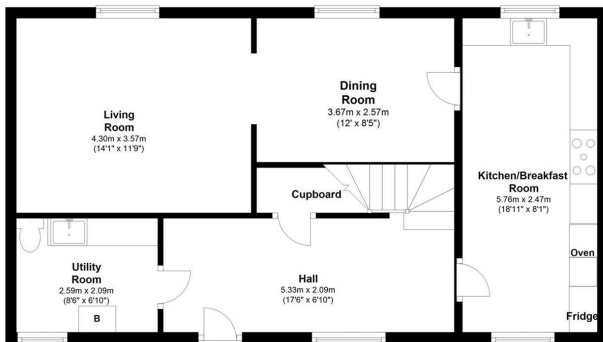
BROADBAND/MOBILE

According to the Ofcom Checker broadband availability is Standard, Superfast and Ultrafast and mobile availability is good outdoor via Three and variable outdoor via EE, O2 and Vodafone.

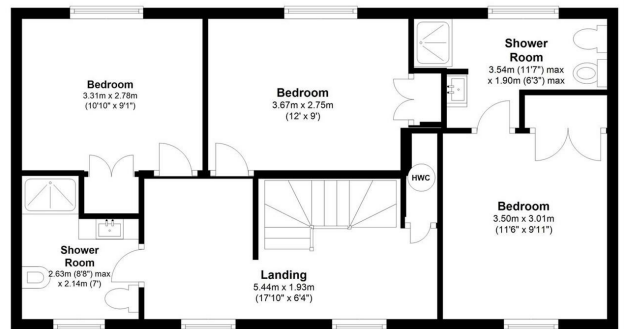




Ground Floor



First Floor



The position and size of doors, windows, appliances and other features are approximate only
Plan produced using PlanUp.

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