

LETTINGS SPECIALISTS

TO LET

£925 PCM



- Village Location
- 1 Bed Cottage
- Contemporary Fittings
- All Appliances included
- Recently Renovated
- Original Features
- Available March
- Long Term Let

Sheep Market, Stamford, Lincs, PE9 2RB

## LOCATION

Barrowden is a peaceful and picturesque village, located on the southern banks of the River Welland, near the border with Northamptonshire. The village is surrounded by rolling hills and countryside, with a mix of farmland, woodland, and pastures. It has a super local pub, serving traditional pub food and real ale. There is a village shop and post office. You can enjoy walks along the River Welland, explore the local countryside, or pop into the nearby market town of Oakham for your shopping followed by a coffee from a choice of independent cafes.

## DESCRIPTION

This lovely renovated end of terrace cottage retains its charm with rustic features such as exposed stone walls and wooden beams while benefiting from contemporary fixtures and fittings.

### SITTING ROOM 12'0" x 11'5"

A convenient stable door leads into the living room which features the original ceiling beams and deep recessed window sills and there is also a lovely log burner to curl up in front of on chilly evenings.

### KITCHEN 8'2" x 9'3"

The kitchen is fully equipped with all the modern conveniences you'll need, including an induction hob, oven, fridge and separate freezer, and there is also a breakfast bar/worktop area for two.

## STAIRS AND LANDING

A washing machine and tumble dryer are discreetly located on the landing area, where there is also cleverly hidden storage on the stairwell.

### BATHROOM 7'10" x 5'10"

The bathroom has maximised every inch of space for both functionality and aesthetics. There is ample storage and the shower is a walk-in design, with a frameless glass enclosure that adds to the feeling of space. The shower boasts both standard and rain-style fixtures.

### BEDROOM 11'8" x 12'2"

The spacious bedroom will easily accommodate a king size bed, and there is also plenty of natural light.

## 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 and sewerage are connected.

## BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - Three, EE, O2, and Vodafone (Limited)

Broadband types available - Standard, and Superfast

## COUNCIL TAX

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

## RENT

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

## DEPOSIT

Five weeks' rent payable in advance.

## VIEWINGS

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



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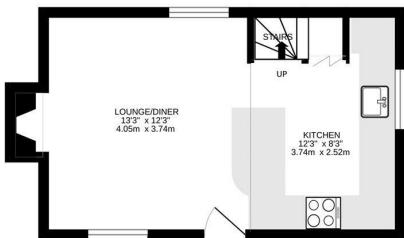
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GROUND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



1ST FLOOR  
242 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.1 sq.m.) approx.  
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