

Richardson

17 Blackthorn,
Stamford, PE9 4BG

LETTINGS SPECIALISTS

TO LET

£1,095 PCM



- Brand New Kitchen & Bathroom
- Brand New Carpets
- Kitchen / Diner
- Sitting Room
- 2 Bedrooms
- Secure Garden
- Off Street Parking
- Gas Central Heating

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



www.richardsonestateagents.co.uk

01780 758000

Be the first to enjoy a brand new kitchen & bathroom suite along with new carpets & decoration in this modern 2 bedroom home on the popular Rutland Heights development.

LOCATION

The property is located on the popular Rutland Heights development at the end of a quiet cul-de-sac. Providing excellent access to both Stamford town centre and the A1 road network, the house has one private off-street parking bay directly to the front of the house, with multiple additional on street parking areas immediately adjacent.

DESCRIPTION

17 Blackthorn comprises of a fully refurbished modern two bedroom home presented in immaculate order throughout. The modernisation project includes fully refitted kitchen units, including brand new electric oven & gas hob. Along with a brand new bathroom suite comprising bath with shower over, chrome heated towel rail, wc & hand basin. The new fittings are complemented with brand new floor coverings throughout and redecoration.

GROUND FLOOR

Front entrance door opening into:

SITTING ROOM 13'0" x 12'0"

Good sized room with window to front and stairs to first floor. Presented in excellent order with brand new carpet and new decoration. Radiator. Under-stairs storage cupboard and door leading to:

KITCHEN/DINER 13'0" x 7'10"

Fitted with a range of brand new wall mounted and base level units with laminate worktops, stainless steel sink and drainer and brand new electric oven with gas hob with brand new extractor fan over. Space for full-size dishwasher & washing machine. Good sized room with space for dining table. Radiator. Window and door to gated rear garden.

LANDING

Providing access to two bedrooms and bathroom.

MASTER BEDROOM 9'11" x 9'7"

With window to front, fitted wardrobe with fitted hanging rail, brand new carpet, decoration and radiator.

BEDROOM 2 10'3" x 6'8"

With window to rear elevation, brand new carpet, decoration and radiator.

BATHROOM 8'0" x 6'1"

Brand new three piece suite comprising panel bath with shower over, heated chrome towel rail, pedestal wash hand basin and low level WC. Airing cupboard with slatted shelving. Radiator. Frosted glass window to rear elevation.

OUTSIDE

Enclosed rear garden mainly laid to lawn with a patio area, wooden garden shed and rotary clothes line.

SERVICES

Mains water, electricity, gas and sewerage are connected.

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.

COUNCIL TAX

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

VIEWING

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

AGENTS NOTE

Under the Estate Agents Act of 1989, we hereby give notice that an employee of Richardson is a part owner of the property.

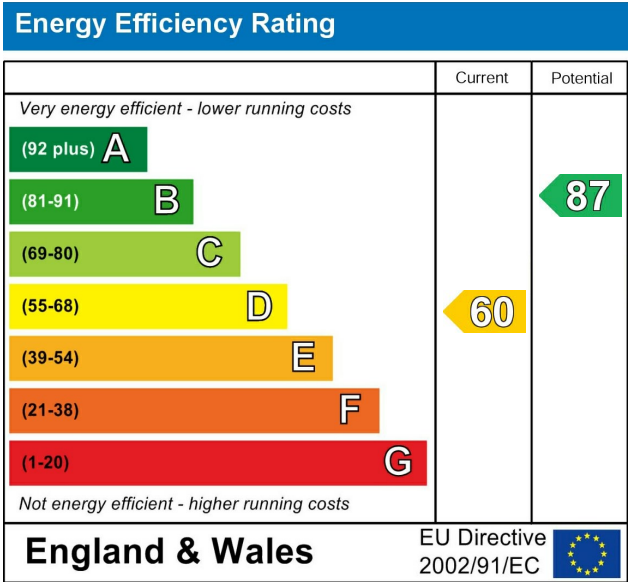
BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE & Three (indoors & outdoors), O2, and Vodafone are all good outside (variable indoors)

Broadband types available - Standard, Superfast and Ultrafast





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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.