



58 Main Street
, Empingham, LE15 8PS
£1,495 PCM

Richardson

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, Empingham, LE15 8PS

3 bedroom semi-detached property in village location. UPVC double glazing and electric heating, Good size garden and off street parking for numerous cars.

LOCATION

The village of Empingham is set in the beautiful undulating countryside located midway between the historic market towns of Stamford and Oakham approximately five miles to the west of the A1. The main rail link to London's Kings Cross is provided from nearby Peterborough as well as good cross country services from Stamford and Oakham.

The surrounding towns offer a fine selection of primary and secondary schools including the renowned public schools of Oakham, Uppingham and Stamford. The area also has excellent shopping facilities and a wide range of sporting and leisure activities.

DESCRIPTION

A renovated three bedroom semi-detached house with UPVC double glazing and electric heating. Good size garden and off street parking.

ENTRANCE HALL

9'7" x 4'11" (2.92 x 1.50)

With laminate flooring and stairs off to first floor. Doors to kitchen and lounge/diner.

KITCHEN

14'1" x 10'4" (4.29 x 3.15 (4.3 x 3.16))

Shaker Style kitchen with wood effect worksurface, single oven with electric hob and extractor hood fitted over. Stainless Steel 1 & 1/2 sink with drainer and chrome mixer tap. Laminate flooring. Spaces for tall fridge freezer and washing machine. Door to rear patio and UPVC window to side elevation.

LOUNGE/DINER

19'3" x 13'5" (5.87 x 4.09)

UPVC double glazed windows to the front and rear and working open fire with wooden mantle surround.

STAIRS TO FIRST FLOOR

With UPVC double glazed window to front aspect at the base of the stairs and UPVC double glazed window on the landing to the side.

LANDING

Fitted carpet, UPVC window to side and loft hatch. Doors to:

BEDROOM 1

13'4" x 9'11" (4.06 x 3.02 (4.07 x 3.03))

UPVC double glazed window to the front.





BEDROOM 2

13'5" x 8'10" (4.09 x 2.69)

UPVC double glazed window to the rear. Airing cupboard housing hot water tank.

BEDROOM 3

9'11" x 6'4" (3.02 x 1.93 (3.03 x 1.94))

UPVC double glazed window to the front. Cupboard over the stairs with shelving.

WC

With white close coupled toilet. UPVC double glazed window with patterned glass to the side.

BATHROOM

With vinyl flooring, modern bathroom suite, consisting of: white panel bath with shower over white wash hand basin with chrome taps. UPVC double glazed window to the rear with patterned glass, heated towel rail and tiled splashbacks to half height

OUTSIDE

With off street parking for two cars. Front garden with a picket fence. Additional garden at the side and rear of the property, partly laid to lawn and two patio areas with a hedge. A garage and one garden shed.

SERVICES

Mains water, electricity. Rent Includes sewerage costs.

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 758004.

COUNCIL TAX

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

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE , O2, Three, Vodaphone (outdoors)

Broadband types available - Standard, Superfast & Ultrafast

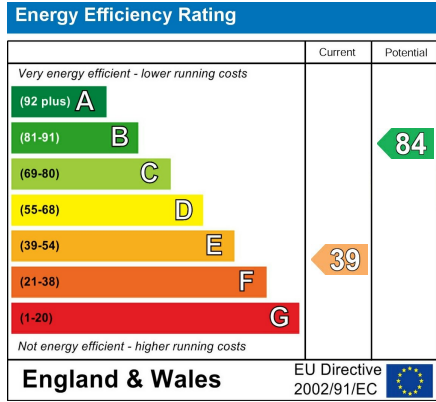
Floor Plan



Area Map



Energy Efficiency Graph



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