

Richardson

16 Wheel Lane
Barrowden
LE15 8ER

LETTINGS SPECIALISTS

TO LET

£950 PCM



- Charming Stone Cottage
- 2 Bedrooms
- Sitting Room
- Kitchen/Dining Area
- Village Location
- Garden & Off Street Parking
- Long Term Let
- Available October

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



www.richardsonstateagents.co.uk

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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, post office and pharmacy. 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 2 bedroom end of terrace cottage retains its charm with rustic features such as exposed stone walls, wooden beams and ornamental fireplaces. There is a cozy kitchen with space for a dining area, and the property also benefits from a garden and off road parking.

ACCOMMODATION

Front door leading to:-

SITTING ROOM 13'1" x 12'11"

The sitting room features the original ceiling beams and there is also a feature fireplace with an ornamental stove.

KITCHEN/DINER 14'0" x 11'8"

The kitchen has base and eye level units, cooker and washing machine. There is plenty of storage space with a large built in wooden cupboard. Windows to front and rear allow for plenty of natural light while you enjoy meals in the dining area overlooking the garden.

Stairs lead to the first floor and landing which also has some exposed stonework.

BEDROOM 1 13'1" x 12'11"

This bedroom will easily accommodate a double size bed. Again, there is also plenty of natural light.

BEDROOM 2 11'1" x 7'3"

This single bedroom is perfect for family and guests or can also be used as office space for working at home.

BATHROOM 4'11" x

The bathroom consists of a bath with shower over, WC and wash hand basin.

OUTSIDE

There is a rear lawned area with a handy shed, which has an electric power supply. There is also off-street parking available.

SERVICES

Mains water, electricity, gas and sewerage are connected.

MOBILE/BROADBAND

According to OFCOM:

Mobile networks available - EE, Three, O2 & Vodaphone

Broadband types available - Standard

RENT

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

DEPOSIT

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

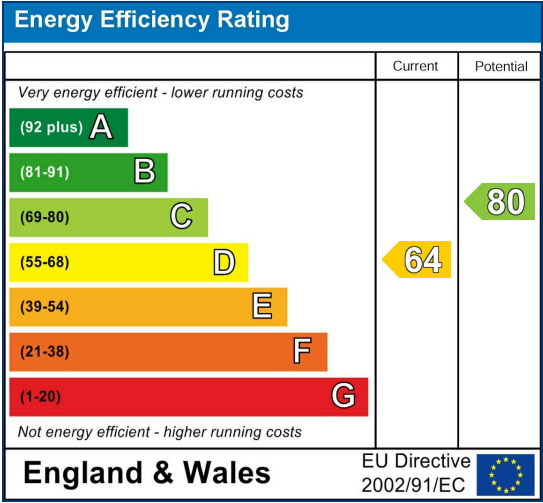
COUNCIL TAX

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

VIEWINGS

Richardson





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