

Richardson

LETTINGS SPECIALISTS

5 The Green
Ketton
Stamford
PE9 3RA

TO LET

£895 PCM



- Stone Cottage
- 2 Bedrooms
- Separate Annex/Utility
- Patio and Cottage Garden
- Sought After Location
- Limited Off Road Parking
- Long Term Let
- Available End of September

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



www.richardsonstateagents.co.uk

01780 758000

LOCATION

This super 2 bedroom stone cottage is located close to the centre of Ketton in Rutland. The village itself has good local amenities including a primary school, library, village shop/post office, public houses, church and sport amenities. The historic market town of Stamford is only a 5 minute drive and boasts excellent educational, retail and cultural facilities. With easy access to the A1, travel to Peterborough is only a 20 minute drive and Corby is also only a short distance.

DESCRIPTION

Built in the 1830's this 2 bedroom cottage is full of character with exposed stone walling and wooden beams. Tucked away in a secluded location, the property comprises of a reception porch which opens into a good size sitting room/dining area which in turn leads into the kitchen. Upstairs there is a master bedroom with built in wardrobe with a smaller second bedroom, again with built in wardrobe, and bathroom. Externally, there is a separate annex which can be used as a utility room. There is a lovely outside space with enclosed cottage garden and patio area. Limited parking is available.

ACCOMMODATION:

ENTRANCE - PORCH

SITTING ROOM 16'4" x 12'9"

The sitting room has a living flame gas fire set within a stone fireplace, and original exposed timber beams. Wooden panelling and a window seat add to the charm of this room which can also be used as a dining area.

KITCHEN 7'10" x 6'3"

With a range of white storage cupboards the kitchen also houses a freestanding cooker, microwave and integrated fridge.

STAIRS AND LANDING

BEDROOM ONE 10'5" x 10'4"

With exposed stone walling, this double bedroom is located at the front of the property, with fitted grey carpet and a built in wardrobe.

BEDROOM TWO 8'3" x 7'6"

The smaller of the two bedrooms, also with exposed stone walling, built in wardrobe and grey fitted carpet, is located at the rear of the property and is perfect as a guest bedroom or as an office for working from home.

BATHROOM

Well appointed bathroom with shower over the bath and heated towel rail.

SEPERATE ANNEX/UTILITY ROOM 11'8" x 8'7"

This useful annex is currently equipped as a utility room with washing machine, storage units and sink. It could also be used as an office space - ideal for peace and quiet while overlooking the garden.

OUTSIDE SPACE

There is a low maintenance cottage garden and a separate patio area. There is a single off road parking space which is usually available.

SERVICES

Mains water, electricity and sewerage are connected.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - Three, EE, O2, and Vodaphone are all good outside

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

Richardson

RENT

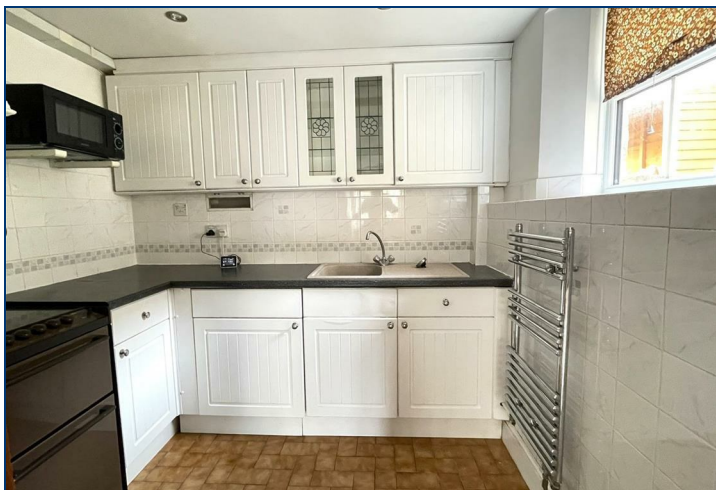
The rent is payable monthly in advance, by standing order.

DEPOSIT

Five weeks' rent payable in advance.

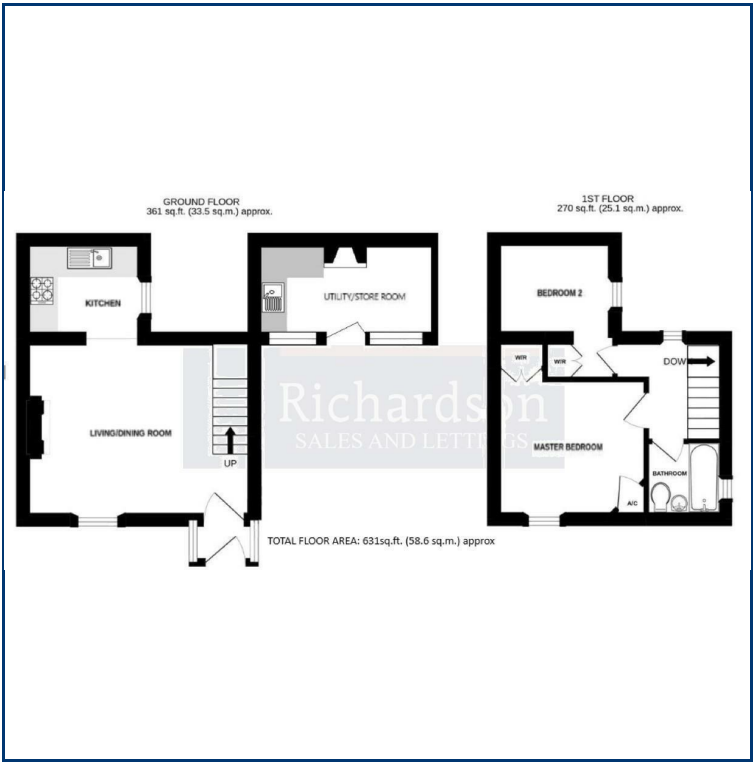
VIEWINGS

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
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.