

# Richardson

21 Langton Walk,  
Stamford, PE9 2WF

LETTINGS SPECIALISTS

**TO LET**

**£1,795 PCM**



- 4 Bedroom, 3 Storey Town House
- Master Bedroom with En-suite
- Open Views to Frontage
- Garage and Garden
- Kitchen with integrated appliances
- Family/Dining Room and Sitting Room
- Curtains and blinds provided
- Energy Rating: B

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



[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 758000**

## LOCATION

Stamford has a unique blend of history, stunning architecture and niche shopping. Additionally there are a range of both state and private schools nearby and within the town are the renowned Stamford Endowed Schools. With easy access to the A1 trunk road connecting to other major road networks. The city of Peterborough provides the main city rail links (London Kings Cross approx. 50-55 mins) and Stamford has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

## DESCRIPTION

Executive Four Bedroom Town House comprising kitchen/breakfast room, cloakroom, open plan family/dining room with French doors leading to rear garden. Lounge with Juliet balcony, double bedroom and family bathroom are located on the first floor. Master bedroom with en suite and two further bedrooms and shower room are located on the top floor. The property benefits from gas central heating and double glazing, enclosed garden and single garage and drive.

## ACCOMMODATION

Immaculately presented four bedroom stone town house arranged over three floors.

## ENTRANCE LOBBY

Leading to:

### KITCHEN 3.43 x 2.72 (11'3" x 8'11")

With white fronted units, integrated appliances including fridge freezer, double oven, gas hob, washer drier and dishwasher. Leading to:

### FAMILY/DINING ROOM 4.88 x 4.19 (16'0" x 13'9")

Open plan with French doors leading to rear garden.

## CLOAK ROOM

With close coupled WC and pedestal wash hand basin.

## STAIRS TO FIRST FLOOR

### SITTING ROOM 4.88 x 3.15 (16'0" x 10'4")

With Juliet balcony and window to rear.

### BEDROOM 2 3.48 x 2.72 (11'5" x 8'11")

With window to front.

## MAIN BATHROOM

Panel bath with shower and glass screen over, wash hand basin set in vanity unit, close coupled WC and tiled splashbacks.

## STAIRS TO SECOND FLOOR

### BEDROOM 1 3.86 x 3.58 (12'7" x 11'8" )

With window to front.

## EN SUITE

With double shower cubicle, close coupled WC, wash hand basin set in vanity unit, tiled splashbacks and window to frontage.

### BEDROOM 3 3.07 x 2.77 (10'1" x 9'1")

Window to rear.

### BEDROOM 4 3.07 x 2.03 (10'0" x 6'7" )

Window to rear.

## **SHOWER ROOM**

With double shower cubicle, close coupled WC, wash hand basin set in vanity unit and tiled splashbacks.

## **OUTSIDE**

Enclosed rear garden mainly laid to lawn with slabbed patio and path leading to a single garage and driveway.

## **COUNCIL TAX**

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

## **SERVICES**

Mains water, electricity and gas are connected.

## **BROADBAND/MOBILE**

Broadband availability is Standard, Superfast and Ultrafast and mobile availability is Good outdoor, variable in-home via EE, O2 and Vodafone and Good outdoor via Three, according to the Ofcom Checker.

## **TENURE**

The property is available on a Periodic Tenancy.

## **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.

## **VIEWING**

All viewings strictly by appointment through Richardson, 01780 758000.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.
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**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.