

Richardson

64 Sissons Close, Barnack
Stamford, PE9 3FB

LETTINGS SPECIALISTS

TO LET

£1,450 PCM



- Detached House
- 3 Bedrooms
- En Suite to Master
- Neutrally Decorated
- Integrated Appliances
- Garage
- Enclosed Garden with Shed
- EPC Band B

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

LOCATION

Barnack is a sought after village approximately 3 miles to the south east of the attractive Georgian town of Stamford. The village itself offers a wide range of facilities including a public house, church, primary school, cricket and bowls clubs. Peterborough is approximately 10 miles and offers an extensive range of shopping facilities as well as the main line inter-city link to London Kings Cross, taking from approx. 50 mins.

DESCRIPTION

Kingsley Place is an attractive Linden Homes development situated on the edge of Barnack village. The property is a 3 bedroom detached stone fronted house, with integrated appliances, gas central heating, double glazing, enclosed garden with shed, single garage and block paved driveway.

ENTRANCE HALL

Stairs off to first floor and doors to:

KITCHEN/DINER 18'4" x 8'10"

Range of modern base and wall units. Integrated fridge freezer, dishwasher, oven and hob. French doors to garden and door to:

UTILITY 6'7" x 7'6" max

With integrated washing machine, gas boiler and understairs storage cupboard. Back door to driveway.

SITTING ROOM 18'3" x 10'2"

With dual aspect windows to front and side elevations.

CLOAKROOM

With WC and wash hand basin.

LANDING AREA

PRINCIPAL BEDROOM 12'4" x 10'5"

Double bedroom with window to frontage. Door to:

EN SUITE

Three piece en suite shower room comprising shower, WC and wash hand basin. Window to frontage.

BEDROOM 2 12'6" max x 9'0"

Double bedroom with window to frontage.

BEDROOM 3 9'0" x 9'0"

With window overlooking garden.

BATHROOM

With three piece suite comprising bath with shower over, WC and wash hand basin. Window to side elevation.

OUTSIDE

To the front of the property is a small path to the front door with planted borders. To the rear of the property is a driveway with parking for 2 cars and access to the detached single garage.

Enclosed rear garden laid to lawn, slabbed area and path to rear gate, garden shed and outside tap.

GARAGE

With up and over door and light and power.

SERVICES

Mains water, electricity, gas and sewerage are connected.

COUNCIL TAX

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

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.

TENURE

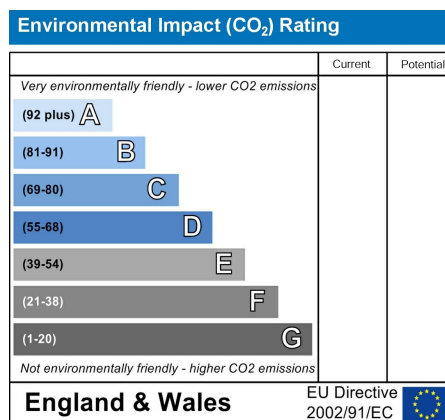
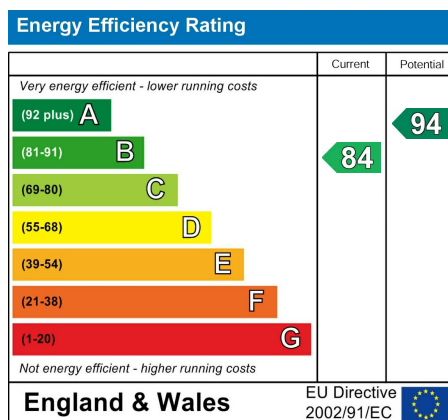
The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

VIEWINGS

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

BROADBAND/MOBILE

According to Ofcom broadband availability is Standard, Superfast and Ultrafast and mobile coverage is Good outdoor via EE, O2 and Vodafone and variable outdoor via Three,



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