

Richardson

LETTINGS SPECIALISTS

35 York Road,
Stamford, PE9 1LL

TO LET

£1,295 Per Month



- End of terrace 3 bedroom home
- Spacious conservatory
- Gas central heating
- Generous gardens with patio
- Living room with built-in storage
- Refitted kitchen diner
- Walking distance of town centre
- External office/summer house

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



www.richardsonestateagents.co.uk

01780 758000

Location

Tucked away on a residential street in Stamford. Within walking distance of the town centre

Description

Lovely 3 bedroom family home with added bonus of a brand new outdoor office/garden room and heated conservatory.

Entrance hall

Door leading through to living room and stairs to 1st floor. Laminate flooring and brand new carpet to stairs.

Living room 4.22m x 3.61m (13'10" x 11'10")

Inbuilt media unit, electric modern fire, upvc window to the front, laminate flooring and modern decor. Door leading to kitchen and understairs cupboard.

Kitchen Diner 3.68m x 2.67m (12'0" x 8'9")

Range of modern black gloss base and wall cupboards and laminate worksurface. Electric oven, gas hob and brand new extractor over . Ceramic tiled flooring. Doors leading to conservatory and porch.

Porch

Upvc doors leading to side garden.

Conservatory 3.25m x 2.64m (10'7" x 8'7")

New laminate flooring. Two radiators . Door leading to rear garden.

First floor landing

Stairs leading to landing area. Brand new carpet.

Bedroom 1 3.38m x 2.67m (including wardrobes) (11'1" x 8'9" (including wardrobes))

Built in triple wardrobe. Upvc window to rear. Modern decor. Floor carpeted.

Bedroom 2 2.74m x 2.44m (8'11" x 8'0")

Upvc window to front. Modern decor. Floor carpeted.

Bedroom 3 2.74 x 1.96m (8'11" x 6'5")

Upvc window to front. Modern decor. Floor carpeted.

Bathroom

Modern bathroom suite, shower over bath, basin set in vanity unit, low level toilet. Laminate flooring, heated towel rail, shaver point. Upvc window to rear. Walls fully tiled.

External details

The property is accessed by pathway from the communal parking area with gated pathway passing through the enclosed generous front garden. The rear garden is also of good size with patio and newly installed wooden outbuilding, enclosed by fencing.

Council Tax

South Kesteven District Council Band A

Services

All main services connected - gas central heating

Communication

According to Ofcom: Ultrafast Full Fibre is available (provided by Lightspeed)

According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Viewing

EPC

Rating C

Deposit

Richardson

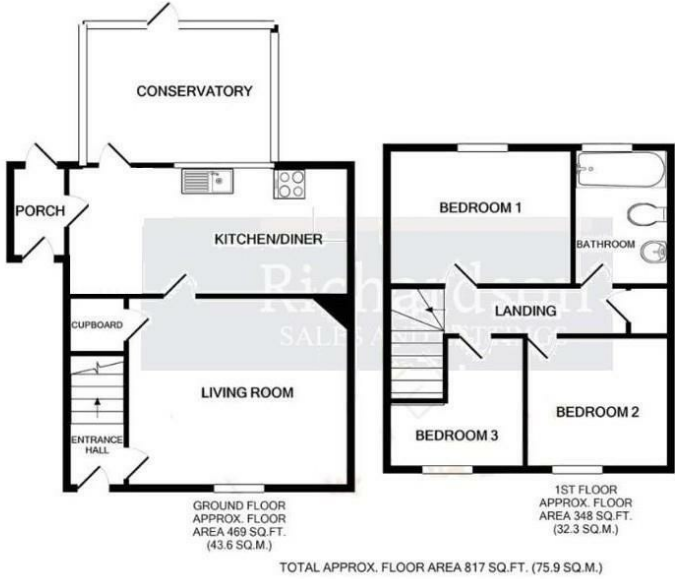
Five weeks' rent payable in advance.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC 	



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