

Richardson

LETTINGS SPECIALISTS

1 Wheel Lane
Barrowden
Oakham, LE15 8ER

TO LET

£925 PCM



- Village Location
- Recently Renovated
- 1 Bed Cottage
- Original Features
- Contemporary Fittings
- Available March
- All Appliances included
- Long Term Let

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

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 and post office. 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 renovated end of terrace cottage retains its charm with rustic features such as exposed stone walls and wooden beams while benefiting from contemporary fixtures and fittings.

SITTING ROOM 12'0" x 11'5"

A convenient stable door leads into the living room which features the original ceiling beams and deep recessed window sills and there is also a lovely log burner to curl up in front of on chilly evenings.

KITCHEN 8'2" x 9'3"

The kitchen is fully equipped with all the modern conveniences you'll need, including an induction hob, oven, fridge and separate freezer, and there is also a breakfast bar/worktop area for two.

STAIRS AND LANDING

A washing machine and tumble dryer are discreetly located on the landing area, where there is also cleverly hidden storage on the stairwell.

BATHROOM 7'10" x 5'10"

The bathroom has maximised every inch of space for both functionality and aesthetics. There is ample storage and the shower is a walk-in design, with a frameless glass enclosure that adds to the feeling of space. The shower boasts both standard and rain-style fixtures.

BEDROOM 11'8" x 12'2"

The spacious bedroom will easily accommodate a king size bed, and there is also plenty of natural light.

TENURE

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

SERVICES

Mains water, electricity and sewerage are connected.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - Three, EE, O2, and Vodafone (Limited)

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

RENT

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

DEPOSIT

Five weeks' rent payable in advance.

VIEWINGS

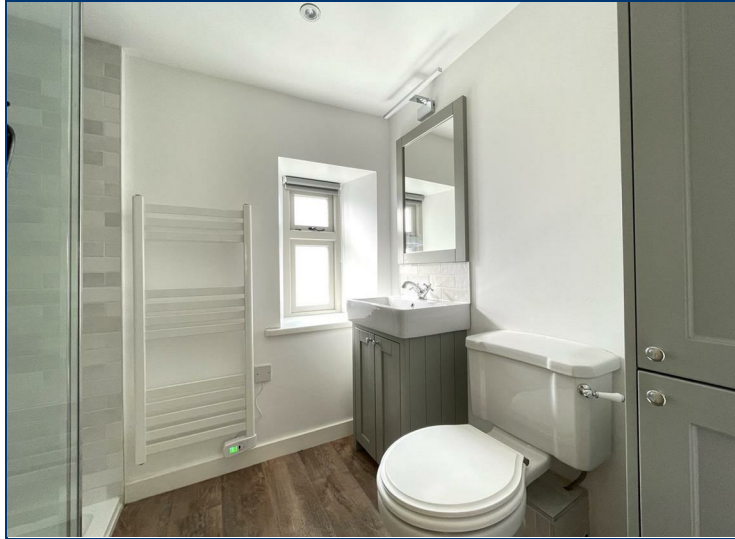
All viewings are strictly by appointment through Richardson on 01780 758000.



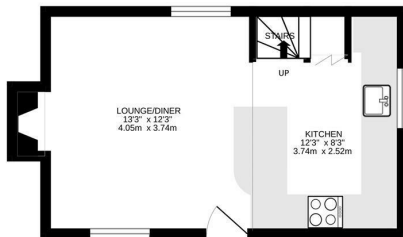
IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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.



GROUND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



1ST FLOOR
242 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.1 sq.m.) approx.
Made with Metropix ©2023

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.