

# Richardson

16 Wheel Lane  
Barrowden  
Oakham, LE15 8ER

LETTINGS SPECIALISTS

**TO LET**

**£925 PCM**



- Recently Renovated
- Village Location
- Open Plan Kitchen/Sitting Room
- 1 Bedroom
- Single Storey
- Parking Available
- Available March
- Long Term Let

Sheep Market, Stamford, Lincs, PE9 2RB



[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.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 single storey annex has recently undergone a complete renovation, making it an attractive and comfortable place to call home. The interior is modern yet charming, with rustic features such as exposed stone walls and wooden ceiling beams. With vinyl flooring and neutral decoration throughout, the annex also benefits from plenty of natural light that floods in, creating a warm and inviting atmosphere.

## OPEN PLAN SITTING ROOM/KITCHEN 19'9" x 10'7"

The sitting room is bright and airy and features ceiling beams and exposed stone walls.

## KITCHEN

The kitchen is equipped with a modern oven and hob with space provided for a washing machine and fridge. There is also a good sized breakfast bar/worktop area for two.

## BATHROOM 6'2" x 4'3"

Accessed via a clever space saving pocket door, the bathroom consists of a walk in shower, close coupled WC and sink.

## BEDROOM 9'9" x 7'8"

The bedroom will accommodate a double size bed, and has a fitted corner wardrobe. Again, 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, LPG gas and sewerage are connected.

## BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE, Three, O2 & Vodafone

Broadband types available - Standard

## COUNCIL TAX

There is a contribution to the council tax which we understand from the Valuation Office Agency website is Band C.

## RENT

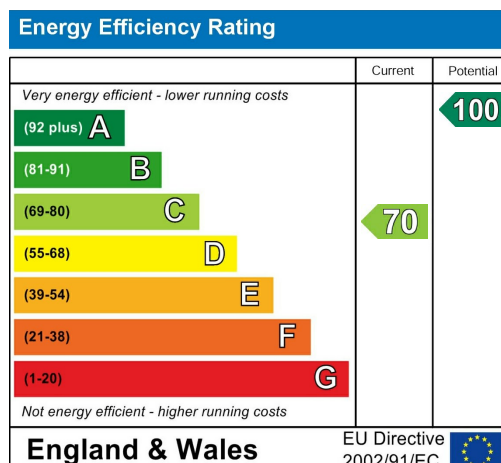
The rent is payable monthly in advance, by standing order.

## 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.

