

Richardson

48 Kesteven Road
Stamford
PE9 1SU

LETTINGS SPECIALISTS

TO LET

£795 PCMX



- 3 Bedrooms
- Double Glazing
- Close to Schools
- Gas Central Heating
- 2 Reception Rooms
- Off Street Parking
- Large Rear Garden
- EPC - D

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

LOCATION

Stamford has a unique blend of history, stunning architecture and niche shopping. There are a range of both state and private schools nearby and within the town are the renowned Stamford Endowed Schools. With easy access of 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

A three bedroom semi-detached house with off street parking and large rear garden, ideally located for local schools in an established area of Stamford.

ENTRANCE

Upvc double glazed front door giving access to inner hallway.

Doors off hallway to kitchen and lounge, stairs to first floor.

KITCHEN 10'0" x 10'8" max (3.05 x 3.27 max)

Fitted with a range of base and eye level units, 1 1/2 bowl ceramic sink and draining board with mixer tap over. Integrated electric hob and oven. Small breakfast bar, window to front. Plumbing and space for dishwasher.

Door off kitchen to downstairs cloakroom.

Door to rear passageway and rear garden and garden store.

LOUNGE 18'10" x 9'6" (5.758 x 2.92)

Lounge with feature fireplace, (not to be used), carpet, double doors to rear conservatory.

CONSERVATORY

Good sized south-west facing rear conservatory opening onto private rear garden. Wood effect laminate flooring.

FIRST FLOOR

BEDROOM 1 12'5" x 11'0" (3.79 x 3.378)

Good sized double room, wood effect laminate flooring, radiator and window to front.

BEDROOM 2 9'7" x 8'2" (2.927 x 2.49)

Wood effect laminate flooring, radiator and window to rear.

BEDROOM 3 10'5" x 6'5" (3.199 x 1.971)

Wood laminate effect flooring, radiator and window to rear.

FAMILY BATHROOM

Fitted with white 3 piece bathroom suite comprising sink, wc, bath with electric shower over. chrome towel rail, 1/2 tiled walls and fully tiled shower area.

OUTSIDE

To the front of the property is a graveled off-road parking area for multiple cars.

To the rear is a large garden with decking area, lawn, mature trees and garden pond.

There is a brick built garden store.

COUNCIL TAX

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

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.

VIEWING

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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