

Richardson

5 Hall Yard
Collyweston
PE9 3PZ

LETTINGS SPECIALISTS

TO LET

£895 PCMX



- 2 Bedrooms
- Kitchen/Diner
- Sitting Room with log burner
- Cloakroom
- Pets Considered
- Family Bathroom
- Gravel driveway providing off street parking
- Large lawned area to front of property
- Patio area and raised shrub borders to side & rear
- Long Term let preferred

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 762433

LOCATION

Collyweston is a picturesque village of mainly stone built properties on the side of the River Welland valley. The village is a popular residential area with a recently opened community shop, public house, and church. The village straddles the A43 Stamford/Kettering road, approximately 2 to 3 miles to the A1 and A47 trunk roads, giving good access to the nearby towns of Stamford, Peterborough, Kettering, Uppingham and Grantham. Intercity train services are available from Peterborough, approx 50 minutes to London Kings Cross, and the station at Stamford for local and cross country routes.

DESCRIPTION

Delightful detached 2 bedroom stone cottage set in idyllic private village location with kitchen/diner, sitting room, cloakroom, family bathroom and single garage. The property has a gravel driveway providing off street parking, a large lawned area to the front of the property with shrub borders and patio area and raised shrub borders to the side and rear with slab pathways and a raised patio area. The rear of the property overlooks the historical gardens.

OUTER HALL

Leading to:

CLOAKROOM

2 piece suite comprising of WC and corner sink. Vinyl flooring.

INNER HALL

Storage cupboard

SITTING ROOM

Fitted carpet, wooden framed doors leading to front of property. Log Burner. Windows to two aspects

KITCHEN/DINING ROOM

Range of wall and base units, integrated oven and hob, breakfast bar. Dining area has double radiator and double glazed doors to rear.

SIDE LOBBY

Vinyl flooring, half glazed door to front of property. Storage Cupboard

FIRST FLOOR LANDING

With doors off to:

BEDROOM 1

Large Double with double glazed window to front of property. Built in wardrobes.

BEDROOM 2

Large double with double glazed window to front of property. Built in storage.

BATHROOM

White 3 piece suite, wash hand basin with chrome taps, low level WC, shower above bath.

EXTERNAL DETAILS

Gravel driveway providing off street parking, a large lawned area to the front of the property with shrub borders and patio area and raised shrub borders to the side and rear with slab pathways and a raised patio area. Single garage.

COUNCIL TAX

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

SERVICES

Mains water, electricity and sewage are connected.

TENURE

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

RENT

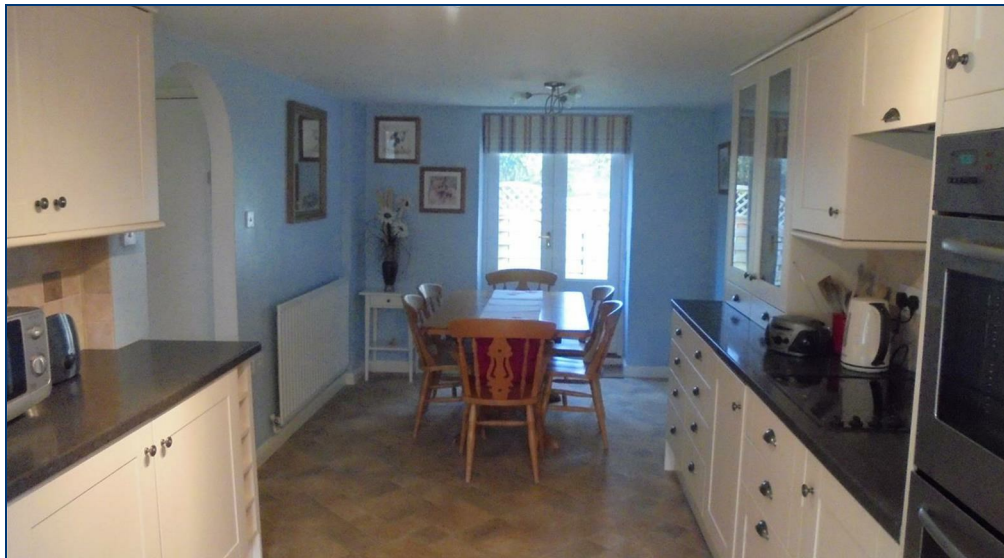
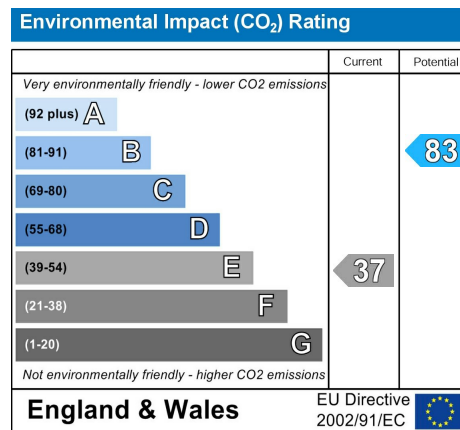
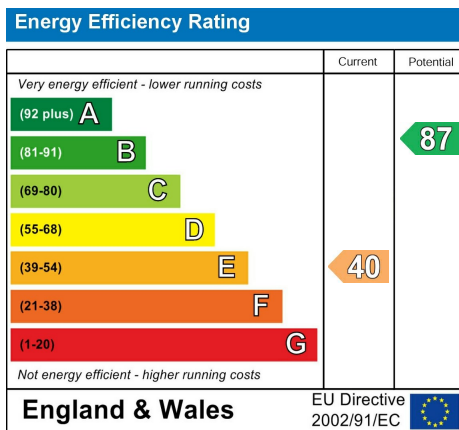
The rent is payable monthly in advance, by standing order.

DEPOSIT

Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000. Due to the current Pandemic this will be by virtual tour in the first instance. Physical viewings will be available for proceedable clients.





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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.