

Richardson

6 Pinfold Lane
Pilton LE15 9PA

LETTINGS SPECIALISTS

TO LET

£550 PCMX



- 2 Bedroom Flat over 2 Floors
- Oil Central Heating
- Private Garden Area
- Pleasant Rural Location
- Off Street Parking
- Under Cover Parking
- No Pets
- Energy Rating: D

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 762433

LOCATION

Pilton is a small attractive village which lies approximately a mile to the south of Rutland Water between the villages of Lyndon, Wing and Morcott.

DESCRIPTION

2 bedroom flat set over 2 floors with bedroom, lounge, kitchen and bathroom on 1st floor and a further bedroom on the 2nd floor set in a pleasant rural location with under cover parking and private garden area.

ENTRANCE

Communal entrance area to communal staircase leading to entrance door to inner landing.

STAIRS TO FIRST FLOOR

Leading to inner landing with doors to bedroom 1, lounge, kitchen and stairs to second floor.

BEDROOM 1 13'4" x 12'5" (4.06 x 3.78 (4.067 x 3.792))

With pine door, fitted carpet, window to front with blind fitted, 2 built in wardrobes, and double radiator.

LOUNGE 14'11" x 12'3" (4.55 x 3.73 (4.534 x 3.737))

With pine door, fitted carpet, window to rear with blind fitted and 2 double radiators.

KITCHEN 11'8" x 8'2" (3.56 x 2.49 (3.555 x 2.480))

Fitted with a range of beech fronted base and eye level units, electric oven and hob, tiled splash backs, black laminate work tops and single stainless steel sink. Window to front.

BATHROOM

Fitted with 3 piece white bathroom suite comprising panelled bath with mira electric shower over and concertina shower screen, close coupled WC, wash hand basin with chrome taps. Vinyl flooring, part tiled walls, bathroom cabinet and extractor fan.

STAIRS TO SECOND FLOOR

BEDROOM 2 27'0" x 10'11" (8.23 x 3.33 (max 8.235 x 3.316))

Fitted carpet, window to side with blind fitted, 2 radiators and hipped ceiling with feature beams

OUTSIDE

The property benefits from a private garden area and under cover parking.

COUNCIL TAX

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

SERVICES

Mains water, electricity and sewerage are connected, oil fired central heating.

RENT

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

TENURE


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

DEPOSIT

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

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		
(69-80) C		71
(55-68) D	58	
(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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