

# Richardson

60 Main Street  
Empingham  
LE15 8PS

LETTINGS SPECIALISTS

**TO LET**

**£945 PCMX**



- Semi-detached house
- Gas Central Heating
- Good sized garden
- Off Street parking
- Popular Village
- 3 Bedrooms
- Lounge Diner
- Energy Rating: D

Sheep Market, Stamford, Lincs, PE9 2RB



[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 762433**

## LOCATION

The village of Empingham is set in the beautiful undulating countryside located midway between the historic market towns of Stamford and Oakham approximately five miles to the west of the A1. The main rail link to London's Kings Cross is provided from nearby Peterborough as well as good cross country services from Stamford and Oakham.

The surrounding towns offer a fine selection of primary and secondary schools including the renowned public schools of Oakham, Uppingham and Stamford. The area also has excellent shopping facilities and a wide range of sporting and leisure activities.

## DESCRIPTION

A newly renovated three bedroom semi-detached house with UPVC double glazing and gas central heating. Good size garden and off street parking.

## ACCOMMODATION

### ENTRANCE HALL

Hallway with stairs off to first floor and doors leading to

### KITCHEN

Newly fitted Shaker Style kitchen with wood effect worksurface, new single oven with electric hob and extractor hood fitted over. Stainless Steel 1 & 1/2 sink with drainer and Mixer Tap. Space for fridge freezer and Washing Machine. Door to rear Patio and UPVC Window to side elevation. Storage cupboard housing modern gas boiler.

### LOUNGE DINER 13'5" x 19'2" (4.09 x 5.84 (4.086 x 5.844))

Dual aspect, UPVC windows, freshly decorated and new carpets. Radiator

## FIRST FLOOR

### LANDING

Fitted carpet, UPVC window to side and loft hatch. Doors to:

### BEDROOM 1 9'11" x 12'3" (3.02 x 3.73 (3.028 x 3.746))

Newly Fitted carpet, UPVC window to front, radiator

### BEDROOM 2 10'8" x 9'3" max (3.25 x 2.82 (3.240 x 2.827) max)

Newly Fitted carpet, UPVC window to rear. Radiator

### BEDROOM 3 9'11" x 6'4" (3.02 x 1.93 (3.021 x 1.925))

Newly fitted carpet, UPVC window to front, radiator and cupboard over stairs with hanging rail and shelf.

### BATHROOM 6'5" x 5'10" (1.96 x 1.78 (1.950 x 1.782))

Fitted with a white two piece bathroom suite comprising panel bath with Triton electric shower over and pedestal wash hand basin. Window to rear elevation. Radiator, heated towel rail.

Separate WC

## OUTSIDE

Small lawned area to the front of the property with shrub borders and a gravel drive area. Fenced Patio area to rear and large garden beyond which is laid to lawn with mature trees and shrubs surround. Stone built outbuilding with red tiled roof.

## SERVICES

Mains water, electricity, gas and septic tank.

## 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

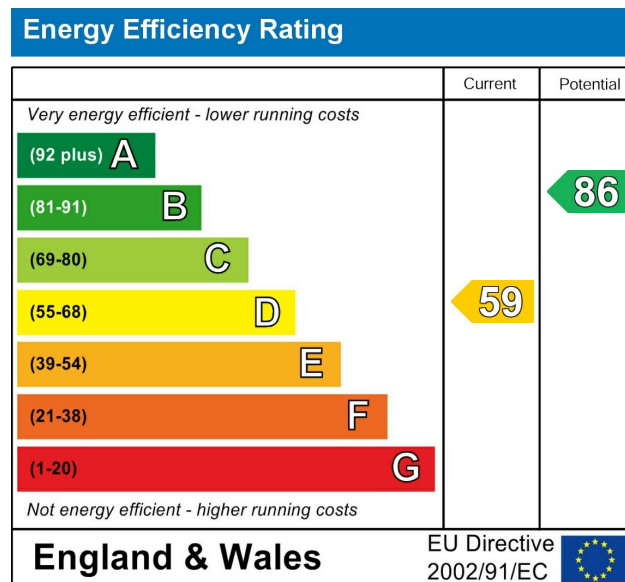
All viewings strictly by appointment through Richardson, 01780 758000.

## COUNCIL TAX

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

## AGENTS NOTE

Under the Estate Agents Act of 1979 we hereby give notice that a Partner in this firm has an interest in this property as Trustee.







**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.