

Richardson

Forest View Tixover
Rutland
PE9 3QL

LETTINGS SPECIALISTS

TO LET

£745 PCMX



- Semi Detached Cottage
- Open Plan Living/Kitchen
- Log Burner
- Gas Central Heating
- 3 Bedrooms
- Utility Room
- Garden
- Off Street Parking

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

LOCATION

The property is situated in the hamlet of Tixover in the Welland Valley with open views and in close proximity to the A47/A43. Tixover is approximately 6 miles from Stamford and 15 miles from Peterborough.

DESCRIPTION

Semi detached 3 bedroom cottage in rural location. Accommodation comprises entrance hall, dining room, open plan living/kitchen, utility and WC on the ground floor and 3 bedrooms and bathroom to the first floor. Gas central heating.

ENTRANCE HALL

1/2 glazed front entrance door into hall. Quarry tiled floor. UPVC double glazed window to rear. Stairs to first floor. Radiator. Phone point. Doors to:

DINING ROOM/STUDY

Fitted carpet. Radiator. Single glazed window to front with curtains.

OPEN PLAN LIVING KITCHEN

Fitted carpet in living area. Radiator. Log burner. Single glazed window to front with curtains. Understairs cupboard with shelving.

KITCHEN AREA

Cream fronted cabinets with wood effect laminate worktops and tiled splash backs. 1 1/2 bowl stainless steel sink and drainer. Gas hob. Electric oven. Plumbing for dishwasher. Tiled floor. Radiator. UPVC window to side. Freestanding fridge freezer.

REAR LOBBY

Door to WC and step up to:

UTILITY AREA

Further range of cream fronted cabinets and wood effect laminate worktops. Stainless steel sink and drainer. Plumbing for washing machine. Space for tumble drier. Radiator. 1/2 glazed back door. Glow worm wall mounted gas boiler. Recessed spot lights.

STAIRS AND LANDING

Fitted carpet. UPVC double glazed window to rear. Curtains. Loft hatch and smoke alarm.

BATHROOM

Modern white 3 piece suite with WC, pedestal wash hand basin and "P" shaped bath with shower over and curved shower screen. Heated towel rail. Tiled floor and part tiled walls. UPVC double glazed window to rear. Shaver point and light. Bathroom cabinet.

BEDROOM 1

Fitted carpet. Window to the front. Curtains. Radiator. Fitted shelving to recess. Cupboard with 3 slatted shelves. Aerial cable.

BEDROOM 2

Fitted carpet. Window to the front. Curtains. Radiator.

BEDROOM 3

Fitted carpet. Window to the side. Curtains. Radiator. Fitted wardrobe with hanging rail and shelf.

OUTSIDE

With front and rear gardens mainly laid to lawn. Patio area. Off street parking for several vehicles and log store.

COUNCIL TAX

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

SERVICES

Mains water, electricity, gas and sewerage 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.

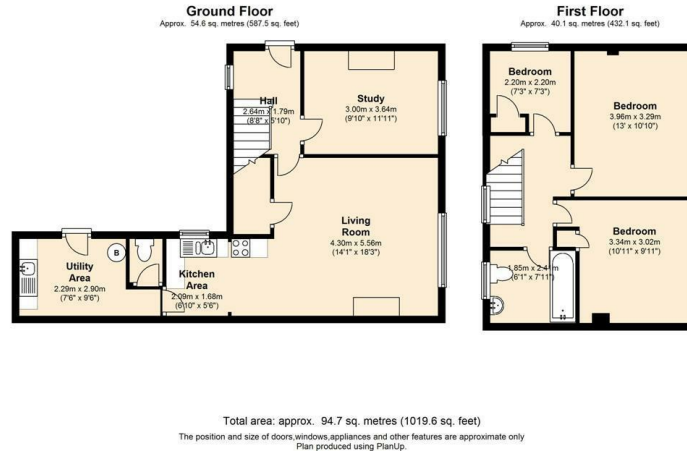
VIEWING

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 





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