

# Richardson

Pillar Box Cottage  
Bulby  
Lincolnshire PE10 0RU

LETTINGS SPECIALISTS

**TO LET**

**£825 PCM**



- Detached 3 Bedroom Cottage
- Utility / Cloakroom
- Off Street Parking
- Good Sized Garden
- Pleasant Village Location
- Outbuildings
- Oil Central Heating
- Energy Rating: E

Sheep Market, Stamford, Lincs, PE9 2RB



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

**01780 762433**

## LOCATION

Bulby is a quiet hamlet situated approximately 4 miles north-west from the town of Bourne. Easy travelling distance of Nottingham, Grantham, Sleaford and Peterborough.

## DESCRIPTION

3 bedroom detached cottage with good sized kitchen/ breakfast room, sitting room, sun room, utility/cloakroom and gardens to front and rear.

## GROUND FLOOR

Half glazed entrance door opening to L shaped hall with wood effect floor covering. Stairs off to first floor. Wooden doors with latch handles to:

### **KITCHEN/BREAKFAST ROOM 14'0" x 13'1" Max (4.27 x 3.99 ( x 4.00) Max)**

Modern cream fronted units with soft closing doors and drawers, solid fuel Rayburn, wood effect flooring, Lamona single fan oven and 4 ring glass hob with extractor fan over. Pantry with plumbing for dishwasher and space for fridge freezer.

### **SITTING ROOM 15'4" x 17'8" (4.67 x 5.38 (4.68 x 5.39))**

Good size room with windows to three aspects, new fitted carpet and log burner set on slabbed hearth with exposed brick recess. Radiator and dado rail.

### **SUN ROOM 7'7" x 12'2" (2.31 x 3.71 (2.32 x 3.70))**

Double glazed French doors to side, wood effect flooring and radiator.

### **UTILITY/CLOAKROOM 8'2" x 6'9" (2.49 x 2.06)**

With cream fronted units, laminate worktop and tiled splashback. Oil fired boiler, plumbing for washing machine, WC, obscure glass window to rear and wood effect flooring.

## STAIRS TO FIRST FLOOR/LANDING

### **BEDROOM 1 12'0" x 12'1" (3.66 x 3.68 (3.65 x 3.69))**

Window to front, fitted carpet, radiator and airing cupboard.

### **BEDROOM 2 12'0" x 9'1" (3.66 x 2.77)**

Window to front, fitted carpet and radiator.

### **BEDROOM 3 12'5" x 8'1" (3.78 x 2.46)**

Window to rear, fitted carpet and radiator.

### **BATHROOM 11'2" x 5'9" (3.40 x 1.75)**

Modern white bathroom suite comprising P shaped bath with electric shower over, pedestal wash hand basin, close coupled WC, tiled splash backs, vinyl flooring, heated towel rail, radiator and window to rear.

## OUTSIDE

Good sized gardens to front and rear, off street parking and range of outbuildings providing useful dry/secure storage.

## TENURE

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

## SERVICES

Mains water, electricity and drainage are connected.

## COUNCIL TAX

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

## RENT

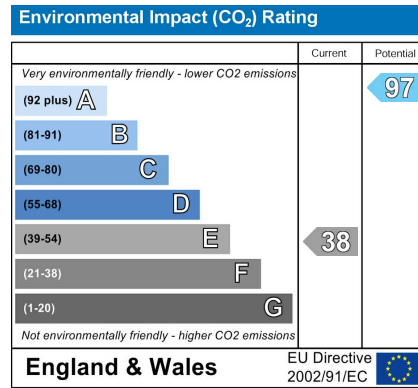
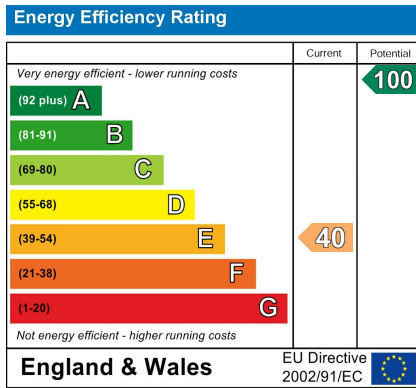
The rent is payable monthly in advance, by standing order.

## DEPOSIT

Five week's 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.





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