

Richardson

19 Turnpole Close
Stamford
PE9 1DT

LETTINGS SPECIALISTS

TO LET

£1,395 PCMX



- Immaculately Presented
- 2 Bath / Shower Rooms
- Garden Room
- Council Tax Band - D
- 4 Bedroom Detached House
- Large Kitchen / Diner
- Garage
- EPC - C

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 762433

LOCATION

Stamford is an attractive town of predominately limestone properties nestling in the Welland Valley. The town offers excellent facilities and is within easy access of the A1 trunk road with connection to other major road networks. The city of Peterborough is approximately 14 miles with mainline trains to London from 50 minutes.

DESCRIPTION

An immaculately presented 4 bedroomed detached house with integral garage with electric door, UPVC double glazing, gas central heating and gardens to front and rear. Available part-furnished if required.

ENTRANCE PORCH

Leading to:

HALLWAY

Stairs off to first floor, door to:

LIVING ROOM 11'7 max 15' (3.53m max 4.57m)

Bay window to front with curtains, wooden floor, coal effect gas fire with marble surround and hearth, radiator.

Door to:

LOBBY AREA

Pedestrian door to garage.

CLOAKROOM

With wash hand basin and close coupled wc. Window to side.

KITCHEN/DINER 24'11 max x 8'9 (7.59m max x 2.67m)

Fitted with a range of cream fronted units with AEG fridge freezer, integrated Neff double oven, ceramic hob and Neff extractor hood over. John Lewis washing machine. Tiled floor and splash-backs, 1½ bowl stainless steel sink and drainer with mixer tap over, door to garden. Wall mounted gas boiler. Breakfast bar and vertical flat panel radiator. Two windows to rear with blinds. Space for dining table and chairs.

Sliding doors to:

GARDEN ROOM 9'1 x 13'4 (2.77m x 4.06m)

Carpeted. window with blind, French doors to patio area, radiator and two Velux windows.

STAIRS TO FIRST FLOOR

PRINCIPAL BEDROOM 13 x 11'5 (3.96m x 3.48m)

Carpeted, window to front with curtains, large walk-in cupboard and radiator.

EN SUITE SHOWER ROOM

White wash hand basin set in a vanity unit and white close coupled wc. Walk in corner shower with Mira Agile thermostatic shower. Tiled splashbacks. Window to side.

BEDROOM 2 8'4 x 13'9 max (inc cupboard) (2.54m x 4.19m max (inc cupboard))

Carpeted, window to front with curtains, large walk-in cupboard and radiator.

BEDROOM 3 9'0" x 12'1" (2.76 x 3.69)

Carpeted, window to rear with curtains, free-standing cream wardrobes and radiator.

BEDROOM 4 8'2" x 9'8" (2.49 x 2.97)

Window to rear with curtains, carpeted, free-standing wardrobe.

FAMILY BATHROOM 6'4 x 8'7 (1.93m x 2.62m)

Fully tiled bathroom with three piece white bathroom suite, shower over bath, glass shower screen, tiled floor airing cupboard and window to rear.

GARAGE 8'2 x 18'1 (2.49m x 5.51m)

The integral garage has an automatic door and light and power and shelving. Additional fridge-freezer. Interested parties should be aware that a car will not currently fit in the garage.

OUTSIDE

To the front of the property there is a driveway and pedestrian access to the back garden. Front garden with lawn, silver birch tree and hedge and shrub borders.

The rear garden is fenced. with two patio areas, lawn and shrub borders.

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, gas and sewerage are connected.

RENT

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

DEPOSIT

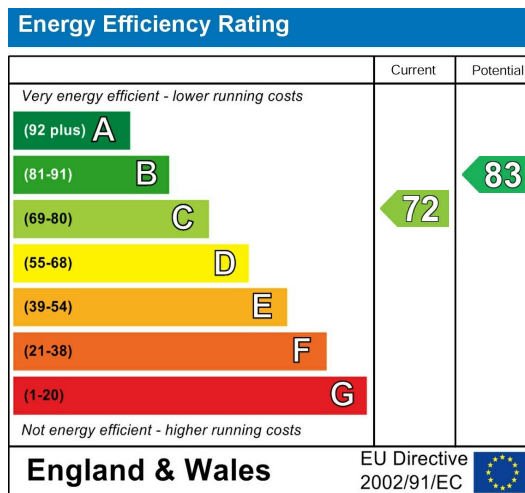
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

COUNCIL TAX

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

VIEWING

All viewings are strictly by appointment through Richardson on 01780 758000. Due to Covid 19 restrictions please contact the office for a virtual tour in the first instance.





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