

# Richardson

3 Shacklewell Cottages Stamford Road,  
Empingham, LE15 8QQ

LETTINGS SPECIALISTS

**TO LET**

**£1,595 PCM**



- Stone 3 Bedroom Cottage
- Double Glazing, Oil CH
- Off Street Parking
- Water Charges Included
- Recently renovated
- Bathroom & Shower Room
- Rural Location

Sheep Market, Stamford, Lincs, PE9 2RB



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

**01780 762433**

## LOCATION

The property is located just off the A606 Stamford Road, to the south of Empingham village in a rural setting.

## DESCRIPTION

3 bedroomed stone cottage modernised to an exceptionally high standard with double glazing, oil fired central heating, garden, outbuildings and off street parking.

## GROUND FLOOR

Timber front door into entrance lobby with quarry tiled floor, double glazed window to side elevation. Half glazed door to:

### LOUNGE/DINING ROOM 17'0" x 14'0"

Wood burning stove with stone hearth. Wooden flooring with underfloor heating. Double glazed windows to front elevation. Stairs off to first floor. Three steps down to:

### SHOWER ROOM

Comprising of walk in shower, vanity unit with inset hand basin and low level WC. Fully tiled walls and floor.

### KITCHEN 10'8" x 8'11"

Fitted with a range of cream Shaker style fronted kitchen units incorporating granite worktops and upstands with Belfast sink. Ceramic induction 4 ring hob with extractor fan over and stainless steel fronted Bosch oven/grill and Lamona microwave above. Integrated appliances include, washing machine, fridge/freezer and dishwasher. Tiled flooring with underfloor heating. Deep storage cupboard housing oil fired boiler serving central heating. Double glazed window and half glazed door to rear elevation.

## FIRST FLOOR

Landing providing access to bedrooms and bathroom.

### BATHROOM 7'8" x 6'9"

Modern white three piece bathroom suite comprising panelled bath with thermostatic shower over, glass shower screen, pedestal wash hand basin set in a vanity unit and close coupled WC. Part tiled walls and tiled floor. Extractor fan, chrome ladder style radiator. Double glazed window to rear elevation and sky light.

### BEDROOM 1 11'8" x 10'8"

Neutral decor and fitted carpet. Double glazed window to front elevation. Double panel radiator.

### BEDROOM 2 14'0" x 10'6"

Neutral decor and fitted carpet. Double glazed window to front elevation. Double panel radiator.

### BEDROOM 3

Neutral decor and fitted carpet. Double glazed window to rear elevation. Double panel radiator.

## OUTSIDE

A shared gravel drive leads off Stamford Road to a gravelled parking and turning area.

The front of the property enjoys a southerly aspect and land has been allocated here for a garden. At the rear of the property are brick outbuildings incorporating home office, storage and boiler room. Outside water point. Gravel area with lawn beyond.

## 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

The property has a private water supply and drainage to a septic tank (shared). Mains electricity is 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. The deposit on this property is £1,730.

## **COUNCIL TAX**

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

## **VIEWING**

All viewings strictly by appointment through Richardson, 01780 758000.


## **BROADBAND/MOBILE**

Accord

D2



## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>51</p>	<p>93</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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