

Richardson

LETTINGS SPECIALISTS

23 The Street
South Luffenham
LE15 8NX

TO LET

£750 PCM



- Village Location
- 2 Bedrooms
- Kitchen Diner
- Large Bathroom
- Stone Cottage
- Courtyard Garden
- Available March
- Long Term Let

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

LOCATION

South Luffenham is an attractive and popular Rutland village which lies approximately 4 miles south of Rutland Water. The village is well served by 2 public houses, parish church, playing fields and village hall. The local junior school being in the adjoining village of North Luffenham. Good connections to Oakham, Uppingham and Stamford (each approx. 7 miles) as well as the main road network via the A47 and A1. Peterborough railway station is approximately 18 miles and offers a frequent intercity service to London King's Cross (approximate journey time 50 minutes).

DESCRIPTION

This is a cozy two bedroom stone cottage in a great location with gas central heating and small courtyard garden with outbuilding.

GROUND FLOOR

Front entrance door opening into:

ENTRANCE HALL

With French doors to sitting room, stairs to first floor and glazed panel door to kitchen and an under stairs cupboard.

SITTING ROOM 15'5" x 12'2" (4.70 x 3.70(3.71))

Dual aspect room with double glazed leaded windows to front and side elevations. Fireplace with wood burner. Beamed ceiling and fitted shelving to recesses either side of fireplace.

KITCHEN AREA 18'8" x 11'6" (5.70(5.69) x 3.50(3.51))

Cream fronted units with wood effect laminate worktops and tiled splashbacks. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine. Shelving to recess. Back door to rear courtyard garden.

DINING AREA 10'10" x 7'7" (3.30 x 2.30(2.31))

Adjoining the kitchen.

LANDING

Providing access to the good sized bathroom, and both bedrooms.

BEDROOM 1 12'10" x 12'2" (3.90(3.91) x 3.70(3.71))

UPVC double glazed leaded window to front in this main bedroom.

BEDROOM 2 9'6" x 6'3" (2.90 x 1.90(1.91))

The smaller of the two bedrooms with UPVC double glazed leaded window to front.

BATHROOM 10'6" x 7'7" (3.20 x 2.30(2.31))

Good sized bathroom with 3 piece white suite comprising panel bath with mixer tap and shower attachment over, pedestal wash hand basin and low level WC. Tiled splashbacks. UPVC double glazed window to rear. Vinyl flooring.

Airing cupboard housing the gas boiler.

OUTSIDE

Enclosed small courtyard garden with outbuilding.

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.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - Three, EE, (Limited)

Broadband types available - Standard, Superfast and Ultrafast

RENT

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

DEPOSIT

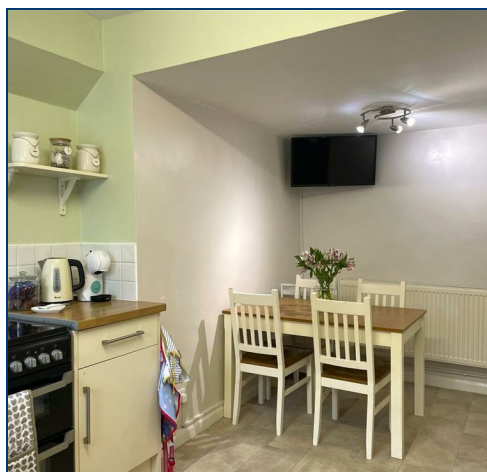
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

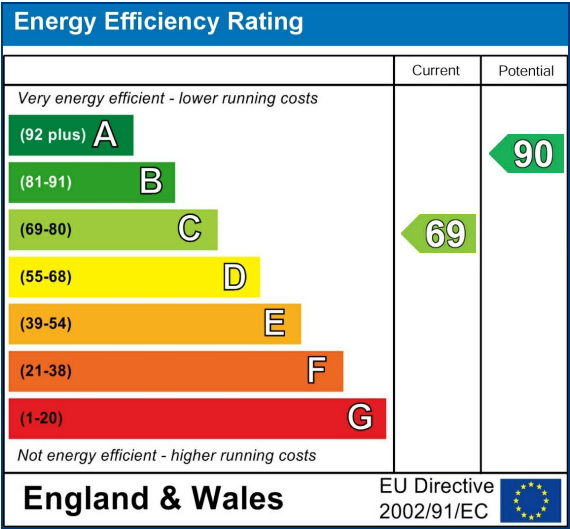
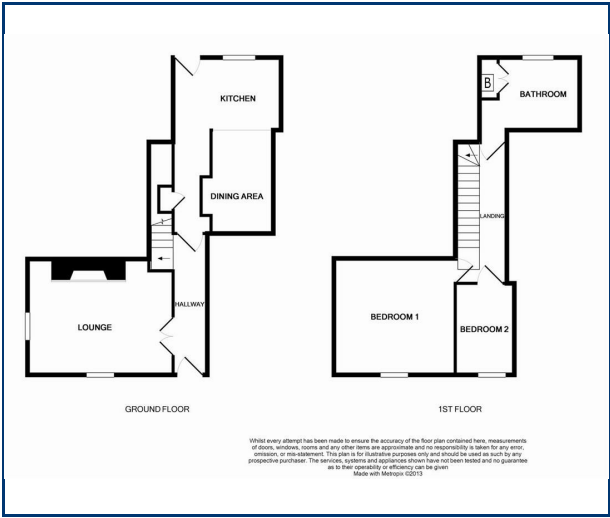
COUNCIL TAX

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

VIEWING

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





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