

Richardson

LETTINGS SPECIALISTS

West Cottage, Conjury Nook North Road,
Bourne, PE10 0AA

TO LET

£975 Per Month



- Semi Rural Location
- Two Bed Semi Detached Cottage
- Oil Fired Boiler
- Kitchen/Diner
- Newly Decorated Throughout
- Brand New Bathroom & Flooring
- Ample Parking
- Enclosed garden with country views

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

Location

West Cottage is situated in a semi rural location to the North side of the town centre of Bourne. The A15 is within easy reach as are associated road links. The town centre is close by for all your essential needs and hostelrys. Bourne also boasts a well renowned Grammar School and various other excellent schools nearby.

Description

Rare opportunity to live in this renovated cottage just outside the town of Bourne. To the ground floor is the kitchen/breakfast room, sitting room and pantry. To the first floor are two double bedrooms and a family bathroom. There is an enclosed garden to the rear providing countryside views. A gravel drive provides ample parking.

Entrance

Covered entrance with door leading to kitchen

Kitchen/Diner 13'1" x 9'10"

Newly decorated and brand new vinyl flooring. Fitted kitchen with space for washing machine. Window to rear. Doors leading to garden, sitting room and hallway

Sitting Room 9'10" x 12'9" (13'9")

Newly decorated and brand new carpet. Ornate period fireplace fully working. Upvc window to front. Door leading to understairs cupboard and kitchen

Hall

Newly decorated, Doors leading to pantry and kitchen. Stairs leading to 1st floor.

Pantry

Newly decorated and brand new vinyl flooring. Oiled fired boiler and shelving.

Stairs

Leading to first floor. Newly decorated. Upvc window to front aspect.

Landing

Newly decorated. Doors leading to Bedroom 1 & 2, airing cupboard and Bathroom

Bedroom One 13'1" x 9'10" (10'9")

Newly decorated and brand new carpet. Period feature fireplace. Upvc window to rear.

Bedroom Two 9'10" x 9'10" (10'9")

Newly decorated and brand new carpet. Period feature fireplace. Upvc window to front.

Bathroom 9'2" x 5'10"

Be the first to use the brand new modern bathroom suite. new decor and newly fitted flooring

Outside

Lawned area to rear with flower borders surrounding. A gravelled driveway to the side with ample parking.

Services

Mains electric and water.

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.

Viewings

By telephone appointment with Richardson Estate Agents 01780 758000

Council Tax

We understand from the Valuation Office Agency website for South Kesteven that the property has a Council Tax Band A.

Broadband/Mobile

According to OFCOM:

Mobile networks available - O2 , Vodaphone, EE, Three (good Outdoors)

Broadband types available - Standard





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



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