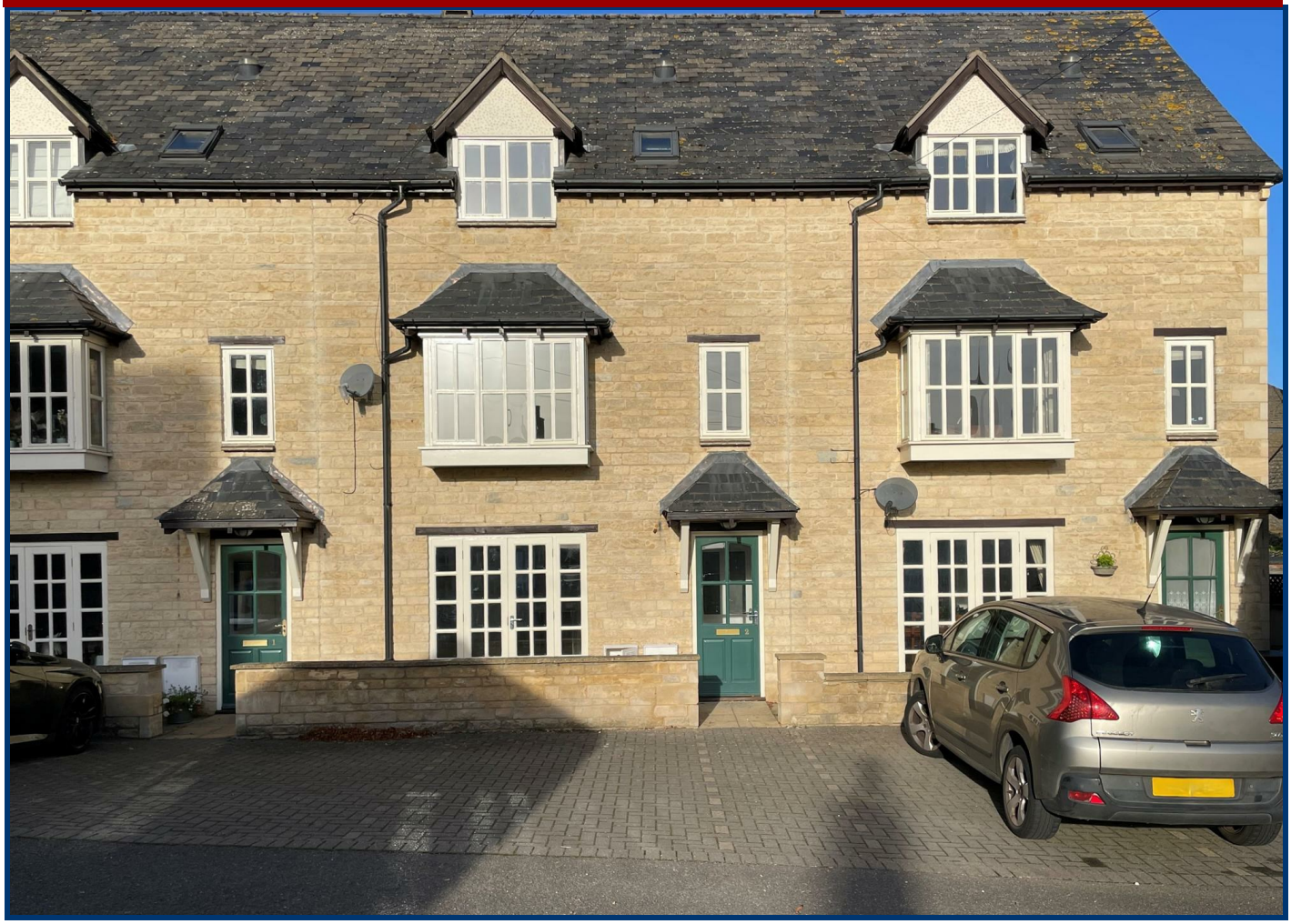
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LETTINGS SPECIALISTS

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Stamford, PE9 2HH

TO LET **£1,650 Per Month**



- Sought After Town Location
- Modern Townhouse
- Newly Fitted Kitchen & Flooring
- Brand New Bathrooms
- Three Bedrooms
- Private Parking
- Newly Decorated Throughout
- Available Now

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

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Location
This modern townhouse is ideally located just a short walk from the centre of Stamford and within easy access of the Endowed Schools. The town itself offers excellent facilities with plenty of independent cafes and restaurants, and is within easy access of the A1 with connections to other major road networks. The train station is only a 10 minute walk and provides main city rail links to Peterborough and London Kings Cross (approx. 50-55 mins) with cross country connections to Birmingham and Stansted.

Description
This super 3 bedroom modern townhouse is perfect for families or single professionals who work from home. Fully redecorated throughout. The downstairs space provides a spacious dining area leading to the kitchen with door opening to the rear enclosed garden. The first floor is home to a generously sized sitting room and bedroom 2/study. To the top floor is the master bedroom with ensuite, third bedroom and the family bathroom.

This property offers a really comfortable living space, with parking, in a great location of the town.

Accommodation:

Entrance Hall
Doors leading to the dining area and cloakroom. Stairs to the first floor. Brand new LVT flooring.

Dining Room 3.6 x 4.31 (11'9" x 14'1")
French doors to the front. Leading through to the kitchen. Brand new LVT flooring.

Kitchen 2.99 x 3.49 (9'9" x 11'5")
Brand new fitted kitchen consisting of a range of grey shaker base and eye level units providing plenty of storage and worktop space. Integrated appliances include fridge/freezer and dishwasher. Brand new fitted electric oven and ceramic hob are also included. Door leading to the rear garden. Newly fitted LVT flooring.

Cloakroom
Brand new LVT flooring. toilet and basin.

First Floor Landing
Newly fitted carpet and double glazed window to rear.

First Floor Sitting Room
Feature fireplace with gas fire. Newly fitted carpet and two double glazed windows to front.

Bedroom Two/Study 3.02 x 2.79 (9'10" x 9'1")
Double bedroom is located at the rear of the property. Benefits from a large built in wardrobe space and brand new carpet.

Second Floor
Newly fitted carpet. Cupboard housing water tank.

Master Bedroom 3.58 x 3.48 (11'8" x 11'5")
The master bedroom is situated to front of house. Brand new carpet flooring. Door leading to ensuite.

Ensuite 1.58 x 1.79 (5'2" x 5'10")
Brand new corner shower, hand basin, WC and heated towel rail. Brand new LVT flooring. Velux window to front.

Bedroom Three 2.95 x 2.77 (9'8" x 9'1")
Further double bedroom is located at the rear of the property. Benefits from a large built in wardrobe and brand new carpet.

Family Bathroom 1.85 x 1.87 (6'0" x 6'1")
The family bathroom located on the second floor, Brand new bathroom suite comprising of bath with shower over, wash hand basin and WC. It also has a heated towel rail. Brand new LVT flooring.

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Outside Space
There is a low maintenance paved patio area at the rear of the house which is west facing, perfect for enjoying the afternoon sun.

To the front is private parking for 2 cars.

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

Services
Mains water, electricity, gas and sewerage are connected.

Mobile/Broadband
According to OFCOM:
Mobile networks available - EE, O2, Three and Vodaphone
Broadband types available - Standard, Superfast & 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.

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





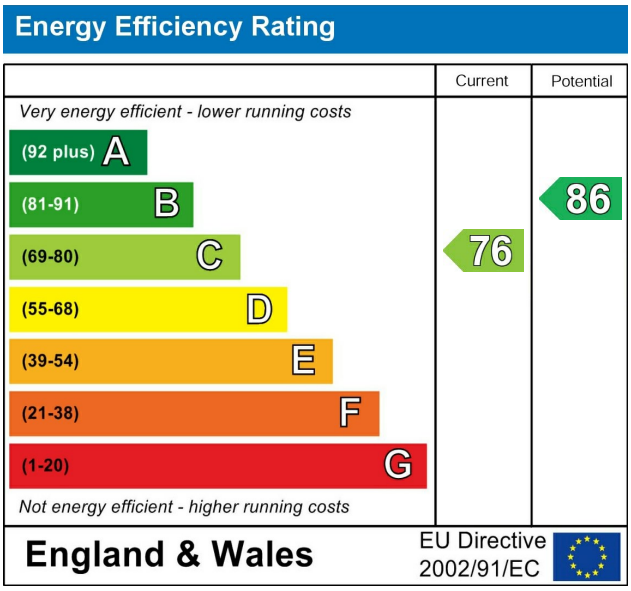




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