

Richardson

LETTINGS SPECIALISTS

3 Post Office Cottages
Ketton Road
Hambleton
Oakham LE15 8TH

TO LET

£1,300 PCMX



- 2 Reception Rooms
- Utility Room
- Popular Rutland Village
- 2 Bath/Shower Rooms
- Pretty 2 Bedroom Cottage
- Council Tax Band C

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

LOCATION

The sought after village of Hambleton is approximately 3 miles from Oakham, 8 miles from Uppingham and 12 miles from Stamford. The village sits on the peninsula of Rutland Water which hosts a variety of watersports, fishing and a cycle track.

The village also boasts a Michelin Star restaurant at the renowned Hambleton Hall and a very well regarded public house, The Finch's Arms.

DESCRIPTION

No. 3 Post Office Cottages, whilst retaining some original features, has been refurbished to a high standard. The property briefly comprises kitchen, living room, sitting room utility/boot room, shower room, 2 bedrooms, bathroom and gardens to front and rear.

GROUND FLOOR:

LIVING ROOM 13'6" x 13'1" (4.14 x 4.01)

The living room is positioned at the front of the property and has traditional leaded windows, a solid wood floor and a functioning log burner. Modern electric Rointe heating.

SITTING ROOM 13'5" x 12'7" (4.11 x 3.85)

Traditional leaded window overlooking the rear garden. Wooden flooring, built in cupboards and a working open fire with brick surround. Modern Rointe electric heater.

KITCHEN

Shaker style painted wall and base units, original tiled floor, electric oven, four ring hob and 1.5 sink and drainer. Oversized door into useful boot room.

PANTRY

Access directly from the kitchen with shelving and power sockets.

UTILITY/BOOTROOM

Useful Utility/Boot room which is access from the kitchen and leads to the garden. Plumbing for washing machine.

SHOWER ROOM

This spacious room is located on the ground floor with a useful lobby area adjacent. Double shower, WC, wash basin and heated towel rail. Double glazed window to side elevation.

COATS ROOM

Providing useful storage facilities and traditional cold shelf

FIRST FLOOR:

BEDROOM ONE 13'2" x 13'3" (4.02 x 4.05)

Traditional leaded windows give views over the street scene of Hambleton. This room is carpeted and has useful built in cupboards and an ornamental fireplace.

BEDROOM TWO

Traditional leaded windows give views over the rear garden. This room is carpeted and has useful built in storage cupboard. Ornamental fireplace and surround.

BATHROOM

Carpeted with clawfoot bath, wc, wash hand basin and built-in cupboards.

OUTSIDE

Gardens to the front and rear of the property. The rear garden is mainly laid to lawn with vegetable patch and patio area. (Possibility of use of outhouse for storage within the barn by agreement with landlord).

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 and sewerage are connected.

RENT

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

Richardson

DEPOSIT

Five weeks' rent (£1500.00) 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.

COUNCIL TAX

Rutland Council Band C





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.