

Richardson

LETTINGS SPECIALISTS

The Old Post Office
Wakerley Road,
Harringworth

TO LET

£1,300 PCM



- Delightful Former Post Office
- Stunning Kitchen
- Fully Furnished
- Sought After Village Location
- 3 Bedrooms
- Original Character Features
- 6-12 Month Let Available
- Available End of November

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

This delightful FULLY FURNISHED former Post Office is situated in the picturesque village of Harringworth and offers a perfect blend of rural tranquility and modern comfort. Enjoy village living while having easy access to the nearby towns of Oakham, Corby and Stamford, all of which have their own train stations which makes commuting cross country and the London commute easy.

DESCRIPTION

Looking for somewhere as a stop gap between selling and buying your new home? Only needing to be in the area for 6 - 12 months with your current job? This FULLY FURNISHED cottage is an attractive and comfortable property and would be perfect for meeting your requirements. The interiors are modern yet charming, with a lovely blend of contemporary fittings and rustic features such as exposed stone walls and wooden beams.

ACCOMMODATION:

The main living area is entered from the stone entrance hall, which houses a spacious cloak cupboard.

SITTING ROOM and DINING AREA

The sitting room is generously sized and serves as both a living and dining area, providing a great space for both relaxation and entertaining. It features the original ceiling beams and deep recessed window sills. A generous under stairs storage cupboard houses both a washing machine and tumble dryer.

KITCHEN

The kitchen is fully equipped with all the modern conveniences you'll need, including an induction hob, oven, fridge/freezer. There is also a fitted breakfast table for casual dining. Vaulted ceiling velux windows allow masses of natural light and french doors lead into a small courtyard at the side of the property.

DOWNSTAIRS WC

With toilet & hand basin.

STAIRS AND LANDING:

BEDROOM ONE

The main bedroom contains a fitted double bed with freestanding bedside tables, a large chest of drawers and dressing table with plenty of built in storage space. The windows in the slanted ceiling allow lots of natural light into the room.

BEDROOM TWO

Another double bedroom to the front elevation of the property. Furnished with a free standing double bed, bedside tables and large chest of drawers.

BEDROOM THREE

This bedroom contains a day bed for occasional guests or can be used as a dressing area if desired.

BATHROOM

Consists of a bath with shower over, close coupled toilet and vanity wash basin.

OUTSIDE

A small graveled courtyard is accessed via french doors from the kitchen.

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 gas are connected. Sewerage is by septic tank.

BROADBAND AND MOBILE

Mobile networks available (limited) - O2

Broadband types available - Standard, Super and Ultra fast

COUNCIL TAX

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

RENT

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

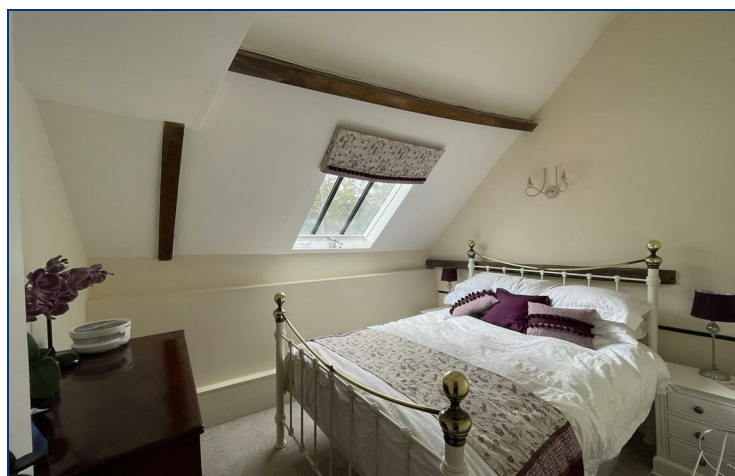
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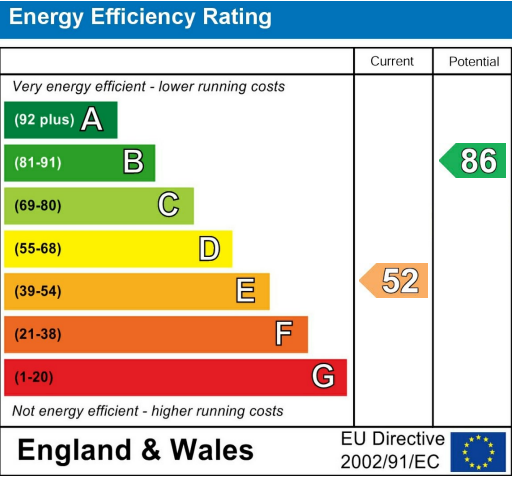
DEPOSIT

Five weeks' rent payable in advance.

VIEWINGS

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





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