

Richardson

1 Lambs Cottage Toll Bar, Great Casterton
Stamford, PE9 4BA

LETTINGS SPECIALISTS

TO LET

£795 PCM



- End Of Terrace
- Gas Central Heating
- Modern Kitchen
- Off Street Parking
- Two Bedrooms
- Two Reception Rooms
- Courtyard Garden
- Upvc Doors and Windows

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

LOCATION

Toll Bar is located between Great Casterton and Stamford approximately 1½ miles from Stamford town centre and to the east of the A1 network. The surrounding market towns offer a fine selection of primary and secondary schools.

DESCRIPTION

A cosy end of terrace cottage with kitchen, dining room and living room to the ground floor. Two bedrooms and bathroom to the first floor. There is a small courtyard garden and off street parking for a vehicle to the rear. The property benefits from upvc windows and doors and gas central heating.

SITTING ROOM 11'1" x 10'4"

Upvc window and door to the front, built in cupboard, telephone and TV points, laminate flooring, radiator. Stairs off to first floor.

DINING ROOM 13'8" x 8'6"

Upvc window to the rear, radiator, doors to sitting room and kitchen, under stairs cupboard, vinyl tile flooring.

KITCHEN 11'6" x 5'6"

Range of base and wall units, wood effect laminate worktop, stainless steel sink and drainer with chrome taps over, electric cooker, plumbing for washing machine, space for fridge, tiled splash backs, vinyl flooring, Upvc window to side and rear. Upvc door to courtyard.

STAIRS AND LANDING

With fitted carpet and hand rail, loft hatch, airing cupboard.

BEDROOM 1 11'0" x 10'5"

Upvc window to front, fitted carpet, radiator.

BEDROOM 2 11'3" x 8'6"

Upvc window to the rear, fitted carpet, radiator.

AIRING CUPBOARD

Gas boiler and shelving.

BATHROOM 5'6" x 7'3"

Three piece bathroom suite comprising bath with shower over. Low level WC and pedestal wash hand basin. upvc window to side elevation. New vinyl flooring.

OUTSIDE

Off street parking to the rear. Space for one vehicle

SERVICES

Mains water, electricity, gas and sewerage are connected.

RENT

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

DEPOSIT

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

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000

COUNCIL TAX

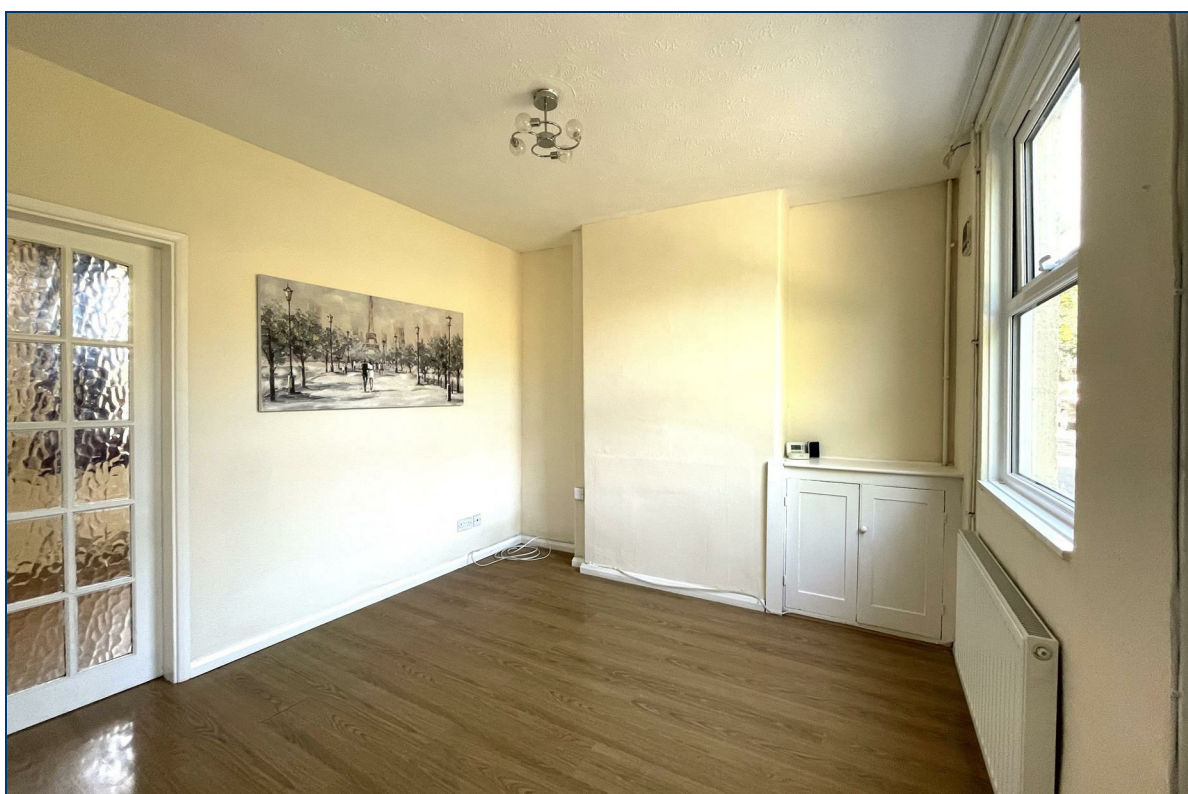
The Council Tax Band for the property is B

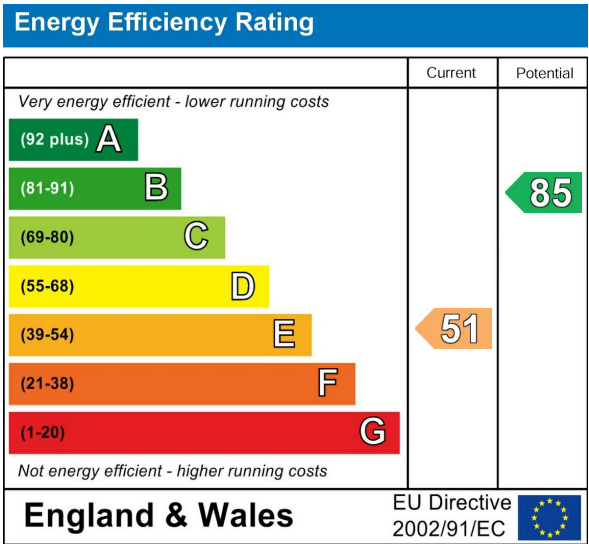
BROADBAND AND MOBILE

According to OFCOM:

Mobile networks available - EE, O2 & Vodafone

Broadband types available - Standard, Ultra & Superfast





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