Richardson

LETTINGS SPECIALISTS

2 Lambs Cottages, Great Casterton
Stamford, PE9 4BA

TO LET £895 PCM



- Mid Terrace
- 2 Reception Rooms
- New flooring to several rooms
- Off Street Parking
- 2 Bedrooms
- Modern Kitchen and Bathroom
- Courtyard Garden
- EPC D

Sheep Market, Stamford, Lincs, PE9 2RB

RICS **www.richardsonestateagents.co.uk** **01780 758000**

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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 mid 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 one vehicle to the rear. The property benefits from upvc windows and doors and gas central heating.

SITTING ROOM 10'4" x 11'1"
Neutrally decorated and brand new laminate flooring. Stairs off to first floor.

DINING ROOM 13'8" x 8'2"
Neutrally decorated and brand new laminate flooring. Doors to sitting room, kitchen and under stairs cupboard.

KITCHEN 5'5" x 11'5"
Range of modern base and wall units, wood effect laminate worktop, stainless steel sink and drainer with chrome mixer tap over, electric cooker, plumbing for washing machine, space for fridge, tiled splash backs, vinyl flooring, Upvc door to courtyard.

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

BEDROOM ONE 10'3" x 11'0"
Neutrally decorated and fitted carpet, radiator. Upvc window to front.

BEDROOM TWO 11'1" x 8'4"
Neutrally decorated and fitted carpet, radiator. Upvc window to rear.

BATHROOM 5'6" x 7'2"
Neutrally decorated and brand new laminate flooring. White 3 piece suite comprising panel bath, pedestal wash hand basin and WC. Triton T80xr shower above the bath. Upvc window to side. Chrome towel rail.

EXTERNAL DETAILS
Small courtyard garden with concrete base. Panel fencing between gardens and there are two outside lights. Off street parking for one car.

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

COUNCIL TAX
We understand from the Valuation Office Agency Website that the property has a Council Tax Band B.

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.

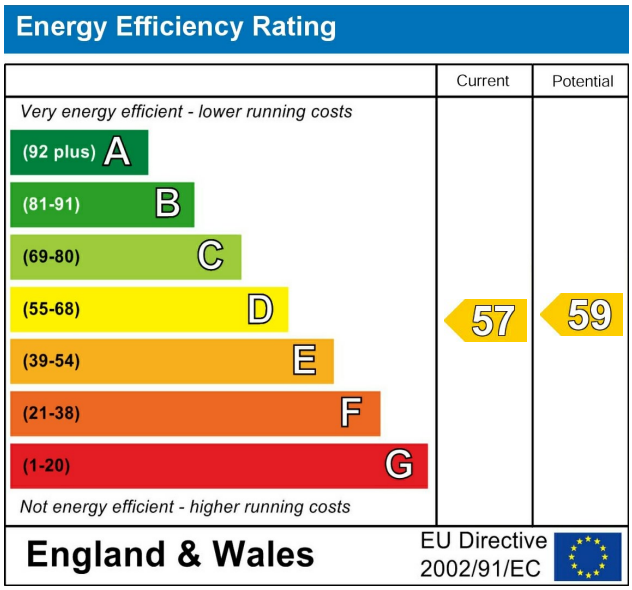
BROADBAND/MOBILE
According to OFCOM:
Mobile networks available - EE, O2 & Vodaphone
Broadband types available - Standard, Ultra & Superfast

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