

# Richardson

LETTINGS SPECIALISTS

13 The Close  
Easton On The Hill PE9 3NA

**TO LET**

**£725 pcmx**



- Mid Terrace House
- Modern Kitchen
- Gas Fired Heating
- Gardens Front And Rear
- Three Bedrooms
- Lounge / Diner
- Conservatory
- Energy Rating: D



Sheep Market House, Stamford, PE9 2RB

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 758000**

## LOCATION

Easton on the Hill is an attractive and sought after village approximately 2 miles to the south west of Stamford. It has a very good range of facilities with shop/post office, pre-school and junior school, public houses, village hall, bowls and cricket clubs and church. It also has The Priest House which is a national trust property. There are excellent walks in and around the village with Wothorpe wood near by and different walks into Stamford. Communications are excellent with the village lying north of the A43 Stamford/Kettering road, approximately 1.5 miles west of the A1 trunk road. There is a good access to the nearby towns of Stamford, Peterborough, Kettering, Uppingham and Grantham. Intercity train services are available from Peterborough and Kettering and there is a railway station at Stamford for local and cross country routes.

## DESCRIPTION

Situated within this popular village, this established mid terrace home offers a good family home. The accommodation comprises of an entrance hall, L-shape lounge/diner with conservatory to the rear, kitchen, first floor landing and three bedrooms, two piece bathroom and separate WC. The property has gas fired central heating. Externally there are gardens to front and rear and a detached sectional garage as well as parking for two cars. The property has a westerly aspect to the rear with fields beyond.

## ACCOMMODATION COMPRISES :-

Front door through to:

### ENTRANCE HALL 3.20m (10'6") x 2.00m (6'7")

Coving with stairs leading off to the first floor, window to front.

### L-SHAPED LOUNGE / DINER 5.33m (17'6") x 3.00m (9'10") lounge area

Fitted electric fire and tile surround, mantle piece and hearth, french doors out through to the conservatory and opening through to:

### DINING AREA 2.00m (6'7") x 1.80m (5'11")

Window to rear, radiator, under stairs cupboard.

### KITCHEN 3.10m (10'2") x 2.30m (7'7")

Range of base and eye level storage units, with rolled edge work surfaces, drawers between, gas hob and oven under and extractor hood above, plumbing for washing machine, window to the rear, door out through to conservatory where there is a further door back through to the entrance hall.

### CONSERVATORY 6.80m (22'4") x 2.66m (8'9")

Purpose built with windows to all sides, french doors to the outside, ceramic tile flooring, radiator, wall lights and sockets.

## FIRST FLOOR LANDING

Access to loft space, built in boiler cupboard with wall mounted gas fire boiler.

### BEDROOM 1 3.57m (11'9") x 3.33m (10'11") plus recess

Window to the front, radiator, over stairs recess.

### BEDROOM 2 3.10m (10'2") x 2.90m (9'6")

Window to the front, radiator.

### BEDROOM 3 2.30m (7'7") x 2.29m (7'6") min.

Window to the rear, radiator, range of built in storage cupboards.

## BATHROOM

Fitted with a two piece suite, panelled bath, independent shower above, hand basin and to the rear radiator. Separate WC with window to the rear, radiator.

## EXTERNAL

The property is set back with a hand gate, concrete path and lawns to the side leading to the front door. The rear is of good size and in need of cultivation with gated access to a parking bay and detached sectional garage.

## SERVICES

Mains water, electricity, gas and sewerage are connected.

## COUNCIL TAX

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

## RENT

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

## TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

## DEPOSIT

One and a half months' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

## HOME LET REFERENCING FEE

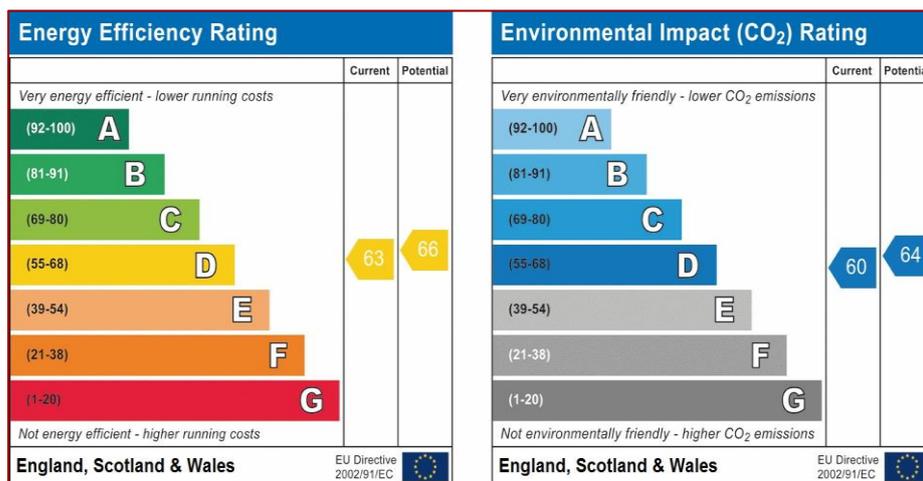
If you are interested in the tenancy of this property a completed Home Let Referencing Application Form has to be returned to this office with the reference fee of £30 per applicant. **THIS FEE IS NON-REFUNDABLE.** Please make your cheque payable to Richardson or pay by cash.

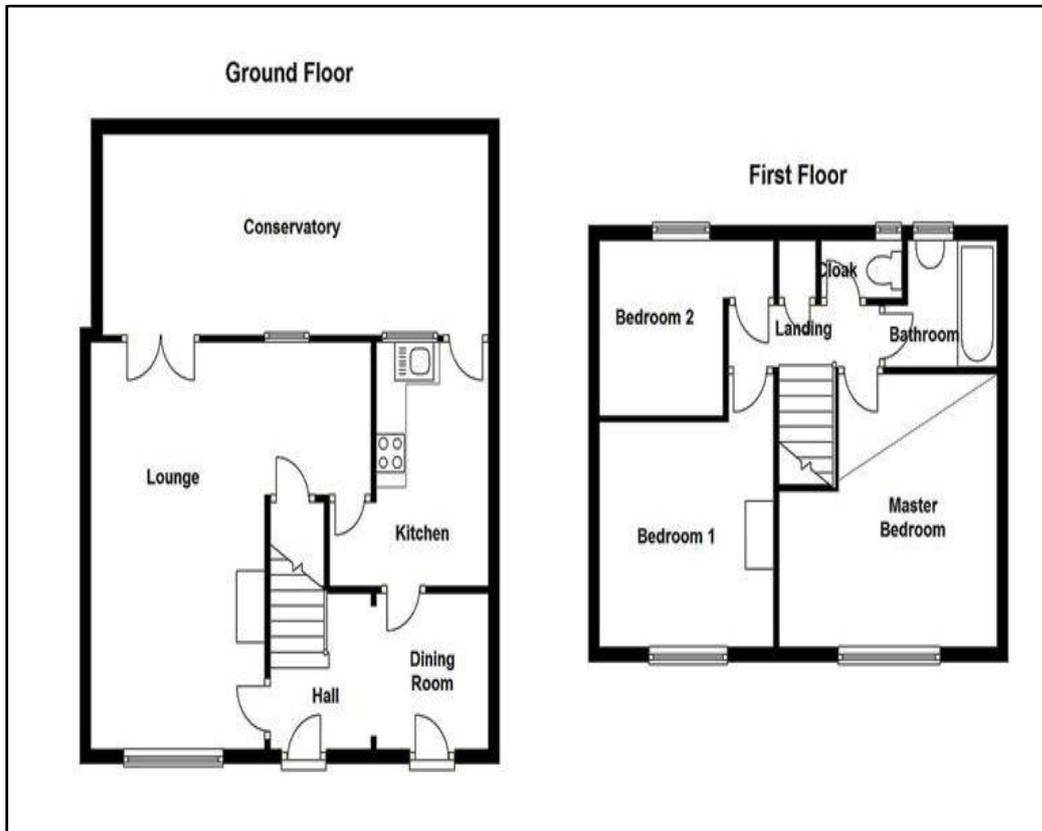
## ADMINISTRATION CHARGE

If your application for a property is successful an Administration Charge of £180 (£150 + VAT) will be payable for drawing up the Tenancy Agreement and Schedule of Condition.

## VIEWING

Strictly by appointment through Richardson, tel: 01780 758000.





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

1. These 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.
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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.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.