

# Richardson

LETTINGS SPECIALISTS

Manor Farm,  
21 Church Street  
Nassington PE8 6QG

**TO LET**

**£795 pcmx**



- Detached House
- Oil Central Heating
- Sitting Room with French Doors
- Spacious Garden
- 2 Double Bedrooms
- UPVC Double Glazing
- Dining Room
- Energy Rating: E



Sheep Market House, Stamford, PE9 2RB

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

**01780 758000**

## LOCATION

Nassington is a highly regarded Nene Valley village situate to the south of Stamford approximately 8 miles to the west of the City of Peterborough and 6 miles to the north east of Oundle. It is surrounded by rolling countryside and offers a good range of amenities with general store/post office, butchers, school, church, public house and restaurant. The village of Wansford is approximately 1 1/2 miles away and offers doctor's surgery and access to the A1 both north and southbound, as well as the A47 east and west.

## DESCRIPTION

Detached brick built house on extensive plot with kitchen, utility with WC off, sitting room, dining room and to the first floor 2 double bedrooms and a family bathroom. The property has oil fired central heating and double glazing.

## GROUND FLOOR

Wooden front entrance door leading to:

### ENTRANCE HALL

With stairs to first floor and doors to sitting room and dining room. Smoke alarm and phone point.

### SITTING ROOM 5.40m (17'9") x 3.50m (11'6")

With UPVC window to front and UPVC French doors to rear. Stone fireplace with electric fire. Large radiator. Phone and aerial points.

### DINING ROOM 3.40m (11'2") x 3.40m (11'2")

UPVC window to front. Door through to kitchen. Tiled fireplace. Large radiator. Smoke alarm.

### KITCHEN 4.40m (14'5") x 2.00m (6'7")

White fronted kitchen units with laminate worktop and stainless steel single sink and drainer. Hotpoint double oven with extractor over. UPVC window to rear. Flotex carpet. Oil fired boiler. Airing cupboard housing hot water tank. Understairs cupboard. Rear hall with back door and access to pantry cupboard with fitted shelves and UPVC window to front. Access to:

### UTILITY 3.30m (10'10") x 1.70m (5'7")

UPVC windows to front and rear. Vinyl flooring. Plumbing for washing machine. Wash hand basin. Range of wall mounted cupboards. Separate WC with low level white WC.

## LANDING

UPVC window to rear. Radiator. Storage cupboard with fitted shelves. Loft hatch. Smoke alarm. Access to both bedrooms and bathroom.

### BEDROOM 1 5.40m (17'9") x 3.50m (11'6")

Dual aspect room with UPVC windows to front and rear. 2 radiators. Range of fitted wardrobes.

### BATHROOM 2.50m (8'2") x 1.70m (5'7")

Beige 3 piece suite comprising low level WC, pedestal wash hand basin and panel bath. Mira shower attachment. UPVC window to rear with obscured glass. Radiator with heated towel rail. Vinyl flooring.

### BEDROOM 2 3.70m (12'2") x 3.40m (11'2")

UPVC window to front. Radiator. Fitted cupboard.

## OUTSIDE

Good size front garden mainly laid to lawn with central path to front door. Raised flower beds and hedging to side. To the rear of the property is a large tarmac area with decorative slabs. Outbuilding with power and large lawned area beyond. Large garden to the side laid to lawn with apple and pear trees. Stone wall, hedge and shrub borders.

## 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.

## 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. **THIS FEE IS NON-REFUNDABLE.** Please make your cheque payable to Richardson or pay by cash.

## ADMINISTRATION CHARGE

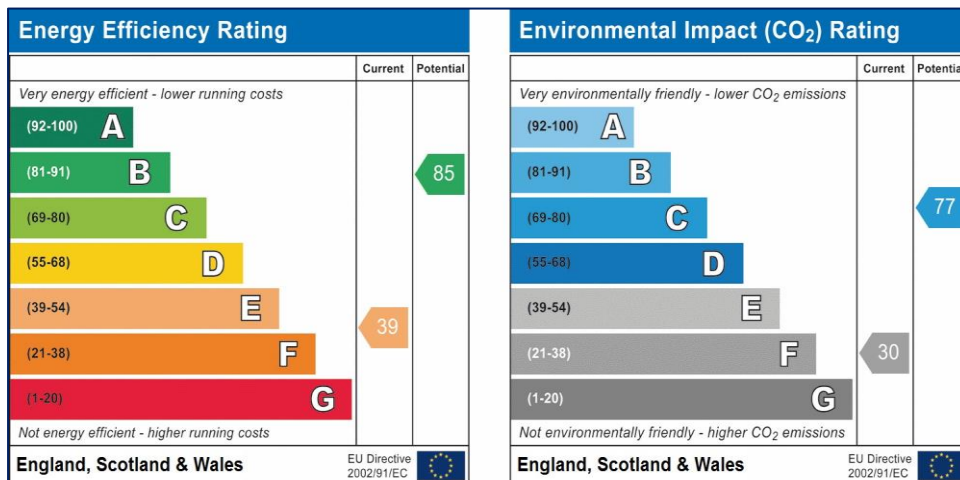
If your application for a property is successful an Administration Charge of £180 (£150 + VAT) will be payable for drawing up the Tenancy Agreement and Schedule of Condition.

## COUNCIL TAX

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

## VIEWING

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





**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.

**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.