

# Richardson

LETTINGS SPECIALISTS

Luffenham Road  
Ketton PE9 3RN

**TO LET**

**£1,395 pcmx**



- Spacious Detached House
- Double Glazing
- Utility Room
- Garage
- 5 Bedrooms
- Family Bathroom and Shower Room
- Large Gardens
- Energy Rating: E



Sheep Market House, Stamford, PE9 2RB

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

**01780 758000**

## LOCATION

Ketton has good local amenities including a primary school, library, Doctors surgery, village shop/post office, public house, church and sports amenities. The village lies approximately 4 miles south west of the historic market town of Stamford, which boasts excellent educational, retail and cultural facilities. The A1 road network (approx. 2 miles) provides good access to the cathedral city of Peterborough and rail connections to London/ Kings Cross (approx. 50 mins.)

## DESCRIPTION

Spacious detached family home with living room, dining room and 5 large bedrooms. Large gardens to front and rear.

## ENTRANCE HALL

With parquet flooring leading off to dining room and living room. Staircase and understairs cupboard.

## KITCHEN 9' 10" x 8' 6" (3m x 2.6m)

With pantry, window to rear, cream eye and base level units, electric oven and hob, fridge freezer.

## DINING ROOM

Window to front radiator and oatmeal coloured carpet.

## SMALL CLOAKROOM

With WC and wash hand basin.

## UTILITY ROOM 7' 3" x 5' 11" (2.2m x 1.8m)

With vinyl floor, eye level units and plumbing.

## OIL BOILER ROOM 5' 7" x 3' 7" (1.7m x 1.1m)

With UPVC back door.

## LIVING ROOM 22' 0" x 17' 1" (6.7m x 5.2m)

With French doors, windows to front and rear, open fire place.

## SHOWER ROOM 5' 7" x 4' 11" (1.7m x 1.5m)

With WC and wash hand basin.

## STAIRS TO FIRST FLOOR

### BEDROOM 1 31' 2" x 8' 10" (9.5m x 2.7m)

Double bedroom with UPVC windows to front and rear, built in wardrobes.

### BEDROOM 2 11' 2" x 10' 2" (3.4m x 3.1m)

With UPVC window to rear and single radiator.

### BEDROOM 3 10' 6" x 10' 2" (3.2m x 3.1m)

With window to front and single radiator.

### BEDROOM 4 10' 6" x 10' 2" (3.2m x 3.1m)

With UPVC window to rear and single radiator.

### BEDROOM 5 10' 6" x 10' 2" (3.2m x 3.1m)

With UPVC window to rear and single radiator.

## FAMILY BATHROOM 6' 3" x 4' 11" (1.9m x 1.5m)

With bath and shower head, WC, wash hand basin and towel rail.

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## OUTSIDE

With large gardens to front and rear with two vegetable plots.

**GARAGE** 18' 4" x 11' 6" (5.6m x 3.5m)

## SERVICES

Mains water, electricity and sewerage are connected.

## COUNCIL TAX

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

## TENURE

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

## 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

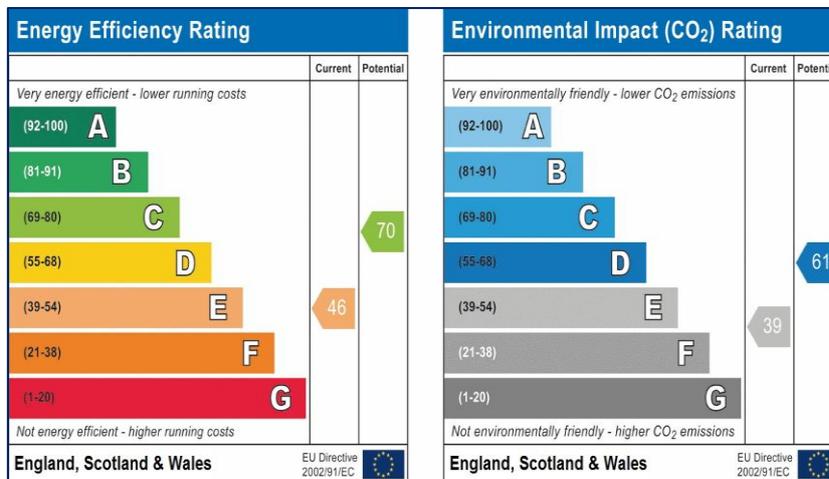
If you are interested in the tenancy of this property a completed Home Let Referencing Application Form has to be returned to this office with the administration costs of £30. **THIS FEE IS NON-REFUNDABLE.** Cheques payable to Richardson.

## ADMINISTRATION CHARGE

If your application for a property is successful an Administration Charge of £240 (£200 + VAT) will be payable for drawing up the Tenancy Agreement and Schedule of Condition.

## 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.