

Richardson

LETTINGS SPECIALISTS

2 School Lane, Morcott
Oakham, LE15 9DT

TO LET

£1,995 PCM



- Charming Stone Cottage
- 4 Double Bedrooms
- 3 Reception Rooms
- Carport and Parking
- Popular Village Location
- Full Renovated
- South Facing Rear Courtyard
- Long Term Let

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

LOCATION

Morcott is a sought after Rutland village with the towns of Stamford, Uppingham and Oakham within easy reach. The village is positioned just off the A47 which gives access eastbound to the A1 and Peterborough with Leicester to the west. The village boasts several substantial period homes as well as attractive period cottages, the Parish Church and the nearby popular Rutland Point restaurant.

DESCRIPTION

A former post office, this attractive character property has recently been fully renovated and modernised to a very high standard. This lovely stone cottage has 4 double bedrooms, and an enclosed south facing courtyard with separate carport. Flagstone tiled flooring, exposed stonework, period fireplaces and original timber beams are complimented by modern fittings.

ACCOMMODATION

Entering the property through the main front door leads you into:

DINING ROOM 17'2" x 9'10"

The dining room welcomes you into the property and is a great space for both entertaining and relaxing. The wood burner set within a stone fireplace, deep recessed window seating and original exposed timber beams all add to the charm of the cottage. Steps down into:

SNUG 12'1" x 17'2"

Another cosy space for relaxing with friends and family while enjoying winter evenings in front of the log burner.

SITTING ROOM 12'1" x 20'2"

Great sized room with exposed stone walls and ceiling beams, with windows to the front of the property and wooden bi fold doors providing access to the south facing rear courtyard.

KITCHEN 14'4" x 13'10"

Fitted with shaker style units under granite worktops, there is a central island unit providing a breakfast bar seating area. There are integrated appliances and a large double oven. The original Bakery ovens are a super feature and provide useful storage space if needed. You can enter the courtyard via French doors at the rear of the kitchen, and the flagstone tiled flooring runs into a separate hallway with cloakroom area with an adjoining WC. The carport, log store and shed can be accessed from here.

CLOAKROOM and WC

The WC is positioned off the hallway, with wc, wash hand basin and radiator.

BEDROOM ONE 12'0" x 17'8"

This double bedroom is at the front of the property and has dual aspect windows to both the front and side of the cottage. Exposed stone wall.

BEDROOM TWO WITH ENSUITE 12'8" x 12'9"

Double bedroom with window to rear, and exposed stone wall. This bedroom benefits from:

ENSUITE 5'2" x 6'11"

Ensuite bathroom with a large walk in shower, wc and sink.

BEDROOM THREE 12'1" x 8'10"

This double bedroom is at the rear of the property.

BEDROOM FOUR 8'2" x 14'9"

Final double bedroom with large storage cupboard running along the rear of the property.

FAMILY BATHROOM 10'11" x 13'1"

Great size family bathroom with free standing bath and large separate walk in shower with wc, sink and contemporary wall mounted radiators.

OUTSIDE COURTYARD

Low maintenance and completely private south facing rear courtyard.

A carport to the side of the property provides parking for 2 cars.

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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, gas and sewerage are connected.

COUNCIL TAX

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

RENT

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

DEPOSIT

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

VIEWING

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

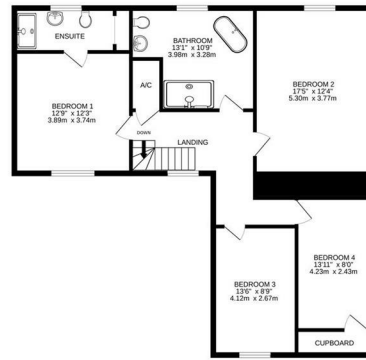
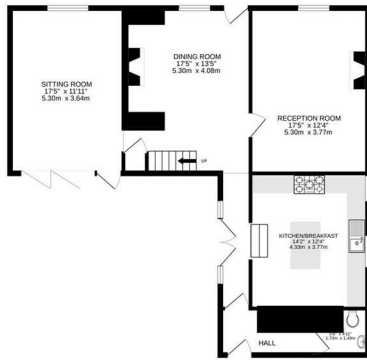




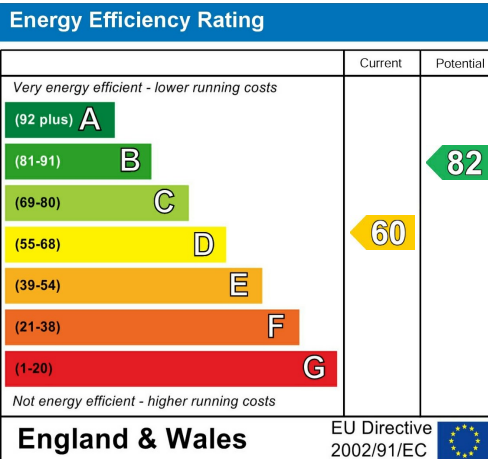
GROUND FLOOR



1ST FLOOR



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