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LETTINGS SPECIALISTS

37 Foxgloves, Deeping St James
Peterborough, PE6 8SH

TO LET £925 PCM



- Modern Mid Terrace House
- 2 Bedrooms
- Double Glazing
- Gas Central Heating
- Enclosed Garden
- Allocated Parking
- Popular Location
- EPC Band C

Sheep Market, Stamford, Lincs, PE9 2RB

RICS www.richardsonestateagents.co.uk 01780 758000

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LOCATION
Deeping St James is a large village in the South Kesteven district of Lincolnshire 1 mile from Market Deeping. It is located approximately 8 miles east of Stamford and 10 miles north of Peterborough.

DESCRIPTION
Modern, well presented 2 bedroom mid terrace house with gas central heating and upvc double glazing. Enclosed low maintenance garden with shed. Allocated parking.

ENTRANCE HALL
With wood laminate flooring, radiator and coat hooks. Doors to kitchen and sitting room.

KITCHEN 2.426 x 2.655 (7'11" x 8'8")
With tiled floor and beech fronted kitchen units with laminate worktops and tiled splashbacks, stainless steel sink and drainer, gas hob and electric oven, space and plumbing for washing machine and space for fridge freezer. Glowworm gas boiler. Double glazed window to frontage with blind.

SITTING ROOM 4.760 x 3.641 max (15'7" x 11'11" max)
With wood laminate flooring. Double glazed window and door to rear garden. Stairs off to first floor.

FIRST FLOOR

BEDROOM 1 3.868 x 3.6635 (12'8" x 12'0")
With fitted carpet. Double glazed window to rear with curtain pole over.

BEDROOM 2 3.99m max x 1.75m (13'1" max x 5'9")
With fitted carpet. Double glazed window to frontage with roller blind.

BATHROOM
With white 3 piece suite comprising panel bath with shower over and glass shower screen, pedestal wash hand basin, close coupled WC. Tiled splashbacks. Heated towel rail and bathroom cabinet. Double glazed window to frontage with roller blind.

GARDEN
Enclosed courtyard garden with raised beds and garden shed. Gated access to car park.

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

SERVICES
Mains water, electricity, gas and sewerage are connected.

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

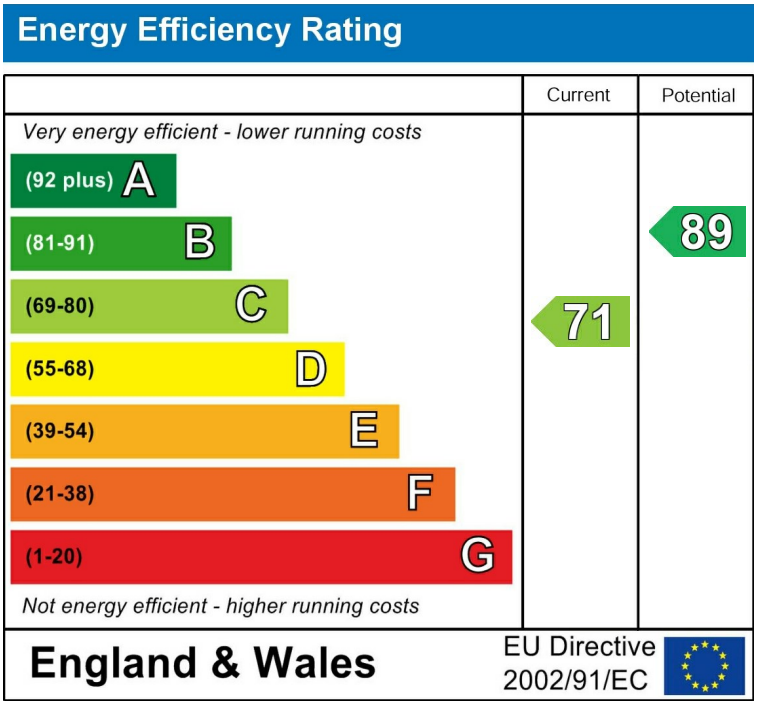
DEPOSIT
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy. The deposit on this property is £1,067.

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

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

BROADBAND/MOBILE
According to the Ofcom checker Broadband availability is Standard, Superfast and Ultrafast. Mobile availability is Good outdoor and in-home via EE and O2, Good outdoor via Three and Good outdoor and variable in-home via Vodafone.





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