

Richardson

Newport Barn House
Main Street
Ufford PE9 3BH

LETTINGS SPECIALISTS

TO LET

£2,450 PCMX



- Barn Conversion
- 2 Bathrooms
- Enclosed Walled Garden
- Off Street Parking
- 4 Bedrooms
- Shaker Style Kitchen
- Double Garage
- EPC Band: C

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 762433

LOCATION

Ufford is approximately 5 miles to the south east of Stamford and 10 miles to the north west of Peterborough. The village is a conservation village with predominately stone built cottages and houses. The White Hart Public House has its own microbrewery and is well known for its restaurant as well as accommodation.

The market town of Stamford offers a wide range of facilities and shopping opportunities. Peterborough has the main line rail link to London Kings Cross of approximately 55 minutes travelling time.

DESCRIPTION

Well presented 4 bedroom barn conversion in popular village location. The property was completely refurbished in 2019 and makes a lovely family home offering spacious accommodation with gas central heating and double glazing.

ACCOMMODATION

ENTRANCE / DINING HALL 4.88m x 4.75m (16'0" x 15'7")

With wooden floor, full height windows overlooking the garden with Roman blinds and windows to the front. radiator and stairs off to first floor. Double doors to sitting room, doors to kitchen and utility.

KITCHEN/DINER 4.90m x 5.49m (16'0" x 18'0")

Fitted with a good range of Shaker style grey fronted units with white worktops and upstands, twin ovens, integrated dishwasher, fridge freezer, Bosch induction hob with extractor over, enamel sink and drainer, 2 upvc windows overlooking the garden, recessed spotlights and under unit lighting, space for table and chairs.

UTILITY 1.47m x 1.91m (4'9" x 6'3")

With matching Shaker style cupboards, worktop and upstands as kitchen, Belfast style sink, Bosch washing machine, wooden flooring and radiator.

Door through to:

WC 0.76m x 1.91m (2'5" x 6'3")

With wooden floor, white WC and radiator. Window to frontage, recessed spotlights.

SITTING ROOM 5.41m x 4.88m (17'8" x 16'0")

With fitted carpet and 2 windows with Roman blinds overlooking the garden. Log burner and 2 radiators, wall lights and exposed beams. Door leading to:

GARDEN ROOM 5.13m x 2.44m (16'9" x 8'0")

With fitted carpet and feature arch windows and door with curtains overlooking the garden. Radiator, feature ceiling light, telephone and aerial points.

FIRST FLOOR LANDING 7.87m x 1.70m (25'9" x 5'6")

Spacious landing with exposed beams, fitted carpet and radiator.

Wooden doors to:

FAMILY BATHROOM 2.54m x 1.78m (8'3" x 5'10")

Wooden floor, white 3 piece suite comprising panel bath with rainfall shower over, chrome mixer tap, glass shower screen, wash hand basin with chrome mixer tap, close coupled WC, tiled splashbacks.

Window to side elevation, heated towel rail, wall mounted mirror, recessed spotlights.

MASTER BEDROOM 3.10m x 5.46m (10'2" x 17'10")

With fitted carpet, feature beam, wooden framed double glazed windows to side and rear elevations with Roman blinds, radiator. Loft hatch.

Triple door airing cupboard with shelving, housing Vaillant boiler and hot water tank. Door to:

Richardson

EN-SUITE 2.79m x 1.63m (9'1" x 5'4")

Modern suite comprising double shower cubicle with glass screen, rainfall shower head and separate hose, grey tiled splashbacks, wash hand basin set in a vanity unit, close coupled WC, chrome heated towel rail, window to side and recessed spotlights.

BEDROOM 3.10m x 3.58m (10'2" x 11'8")

With fitted carpet, feature beam, wooden framed double glazed window to side with Roman blind and privacy blind, radiator.

BEDROOM 3.10m x 3.10m (10'2" x 10'2")

With fitted carpet, feature beam, wooden framed double glazed window to rear with Roman blind, radiator.

BEDROOM 3.18m x 3.07m (10'5" x 10'0")

Fitted carpet, feature beam, wooden framed double glazed window to rear, radiator.

OUTSIDE / GARDEN

Attractive enclosed walled garden, mainly laid to lawn with seating area and shrub borders.

Double garage with light and power.

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.

TENURE

The property is available on a Periodic Tenancy.

COUNCIL TAX

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

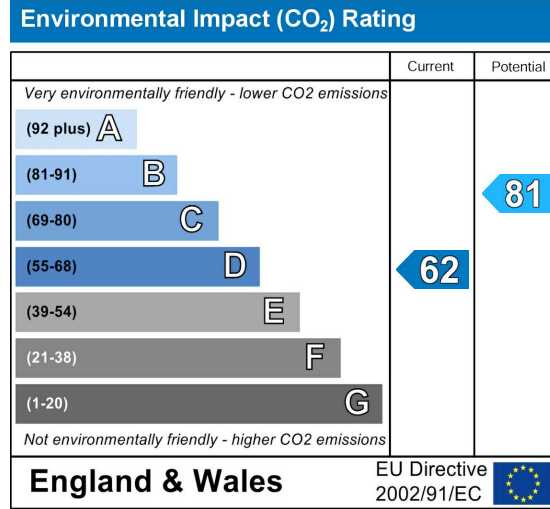
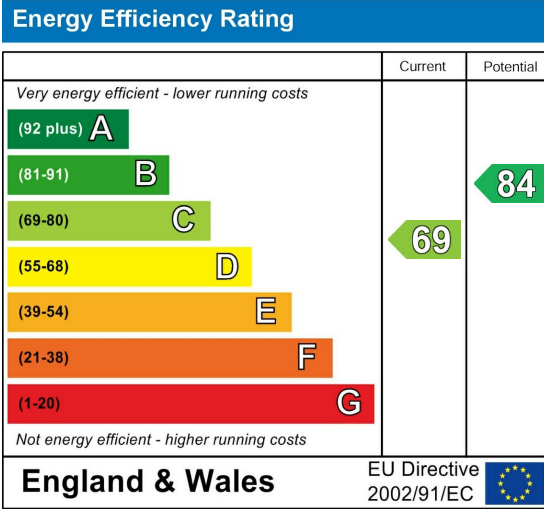
VIEWING

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

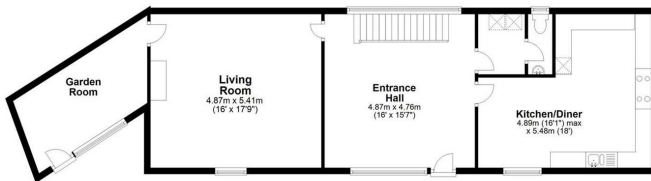
BROADBAND/MOBILE

According to the Ofcom Checker broadband availability is Standard, Superfast and Ultrafast and mobile availability is good outdoor via EE, O2 and Three and variable outdoor via Vodafone.



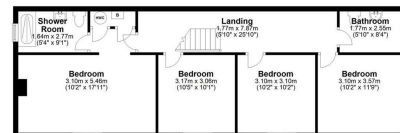


Ground Floor



Total area: approx. 165.2 sq. metres (1778.1 sq. feet)
The position and size of doors, windows, appliances and other features are approximate only. Please consult your Plans.

First Floor



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.