



33 Main Road, Uffington, Stamford, Lincolnshire, PE9 4SN

This delightful end terrace character house presents an excellent opportunity for anyone requiring a generous separate living space in the form of a single level annexe. With a spacious open plan living kitchen room, a newly fitted bathroom and a spacious annexe, this is a truly unique property.

The annexe comes with a generous double bedroom, sitting room, kitchen and shower room, whilst the main house has been beautifully finished, with a modern style kitchen area, exposed stone walls and two bedrooms.

To the front of the property is a vegetable garden and off street parking that leads to the garage, whilst to the side and rear is a low maintenance patio area, outside w/c and storage room.

The village of Uffington provides easy access to Stamford and comes with a Primary School, active Village Hall and Public House.

Guide Price £385,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Two bedroom cottage with Annexe
 - Spacious open plan living room
 - Annexe with double bedroom and reception room
 - Off street parking and garage
 - EPC - TBC
- Two storage outbuildings
 - Newly fitted bathroom
 - Gas fired central heating
 - Council Tax Band - B



ACCOMMODATION:

Open Plan Kitchen Living Space
8.51m x 4.09m (27'11 x 13'5)

Cloakroom
1.68m x 1.37m (5'6 x 4'6)

Landing

Main Bedroom
3.25m x 3.02m (10'8 x 9'11)

Bedroom Two
3.35m x 2.51m (11' x 8'3)

Bathroom
2.69m x 2.39m (8'10 x 7'10)

Annexe

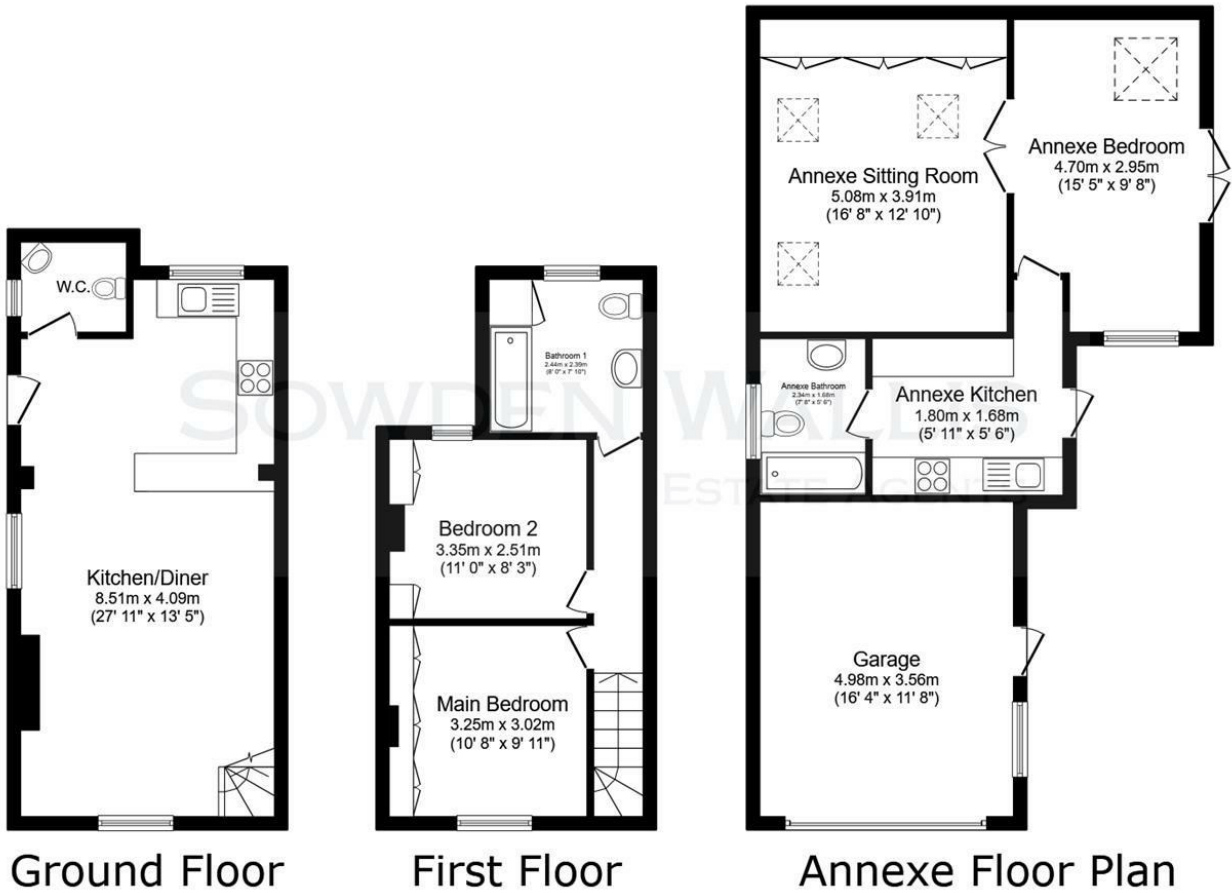
Sitting Room
5.08m into fitted wardrobes x 3.91m (16'8 into fitted wardrobes x 12'10)

Bedroom
4.70m x 2.95m (15'5 x 9'8)

Kitchen
2.39m x 1.80m (7'10 x 5'11)

Shower Room
2.34m x 1.68m (7'8 x 5'6)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io