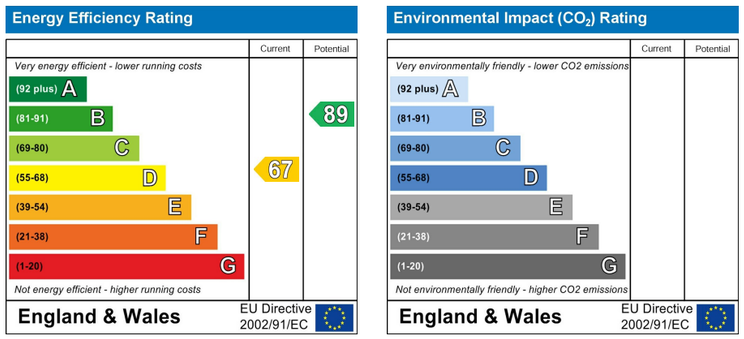
Sowden Wallis
Estate Agents





17 Tallington Road, Bainton, Cambs, PE9 3AF



A delightful two bedroom stone cottage, ideally situated within the village of Bainton offering excellent access to both Stamford and Peterborough.

Internally, the accommodation comprises two well-proportioned reception rooms, providing flexible living and dining space, together with a modern fitted kitchen. To the first floor are two good sized bedrooms and a contemporary shower room.

A particular feature of the property is the large lawned rear garden, beautifully complemented by mature borders, creating a lovely private outdoor space. The garden also benefits from a useful stone-built storage shed.

Agent Note - Photographs taken prior to current tenancy

£1,100 PCM

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.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Character Cottage
- Two Bedrooms
- Two Reception Rooms
- EPC: D Council Tax: B
- Village Location
- Modern Kitchen and Shower Room
- Large Rear Garden
- Holding deposit - £253 Holding deposit - £1269








ACCOMMODATION:

Living Room
3.73m x 3.33m (12'2" x 10'11")

Dining Room
3.73m x 2.72m (12'2" x 8'11")

Kitchen
3.45m x 1.93m (11'3" x 6'3")

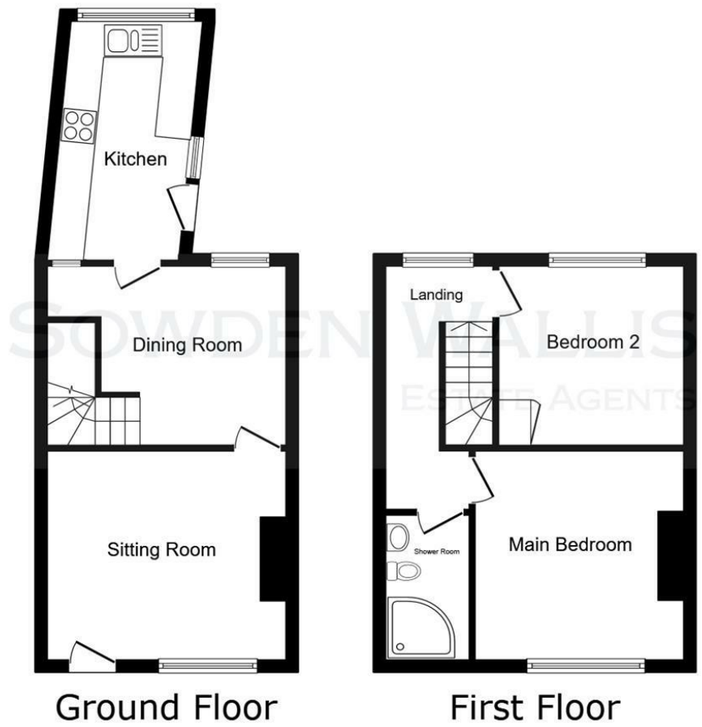
Landing

Bedroom One
3.33m x 3.25m (10'11" x 10'7")

Bedroom Two
2.82m x 2.74m (9'3" x 8'11")

Shower Room

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