

The Gardeners Cottage High Street, Duddington, PE9 3QE

Set overlooking the Welland Valley, this extended spacious character cottage provides a modern open family living space with many original features, including a feature inglenook fireplace and exposed stone walls. The property comes with a stunning open plan kitchen family room with bi-fold doors and a vaulted ceiling, as well as a generous lounge and additional reception room.

On the first floor are three spacious double bedrooms with the Main bedroom having an en-suite and a family bathroom with a stand alone bath and walk-in shower.

The accommodation briefly comprise: - Entrance hall, sitting room, study, open plan kitchen family room, landing, Main bedroom with en-suite, two further double bedrooms and a family bathroom.

To the rear is a landscaped garden with raised lawn area and an extensive patio area.

NO CHAIN

Guide Price £665,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

- Spacious character cottage
- Generous open plan kitchen family room
- Three double bedrooms
- Views over the Welland Valley
- Gas fired central heating

- Extended to the rear
- Exposed stone walls and inglenook fireplace
- En-suite & a family bathroom with bath and walk-in shower
- Easy access to Stamford, Peterborough and A1
- NO CHAIN, Council Tax Band - E



ACCOMMODATION:

Entrance Hall

Living Room
8.76m x 3.89m (28'9 x 12'9)

Dining Room
4.22m x 3.86m (13'10 x 12'8)

Kitchen/Breakfast Area
5.28m x 4.47m (17'4 x 14'8)

Family Room
4.67m x 3.81m (15'4 x 12'6)

First Floor Landing

Principal Bedroom
5.33m x 3.96m (17'6 x 13'0)

En Suite

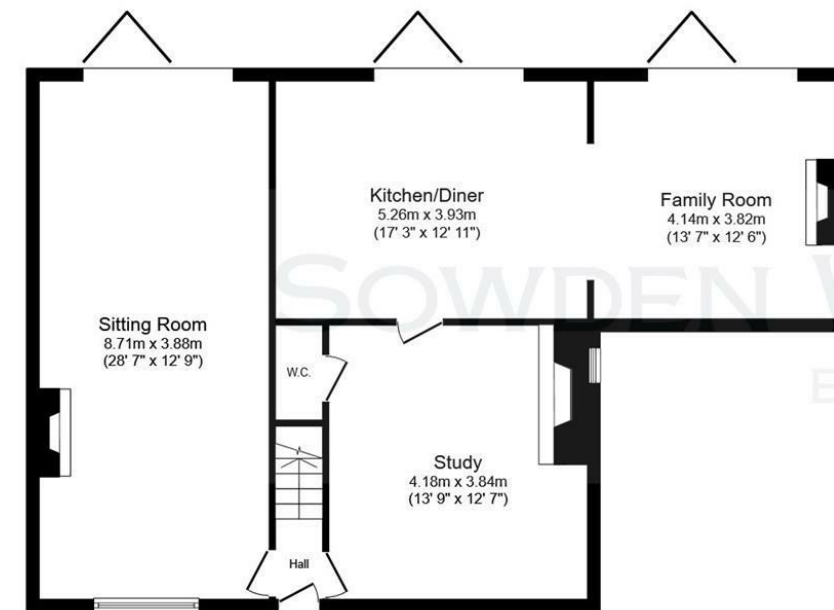
Bedroom Two
4.32m x 4.11m (14'2 x 13'6)

Toilet

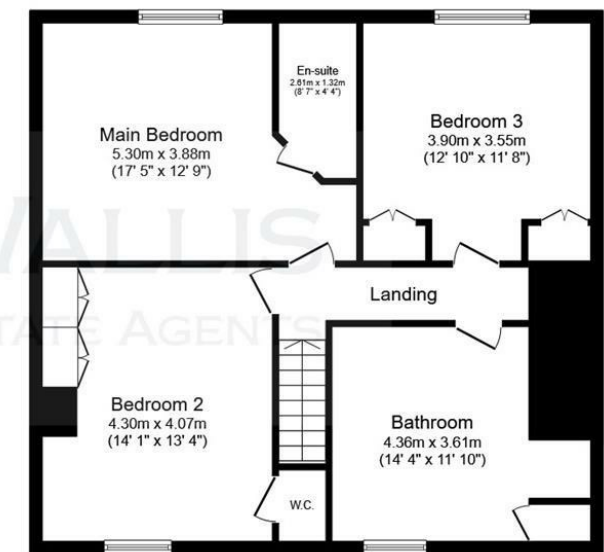
Bedroom Three
4.37m x 3.56m (14'4 x 11'8)

Bathroom
3.56m x 3.25m (11'8 x 10'8)

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox