



Rose Cottage Main Street, Greatford, Stamford, PE9 4QA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Positioned in a village convenient for Stamford, Deeping and Bourne, is this attractive stone cottage. Having been updated by the current owners with a new bathroom, decoration and flooring, this property is presented in good order throughout combining modern living with stunning character features.

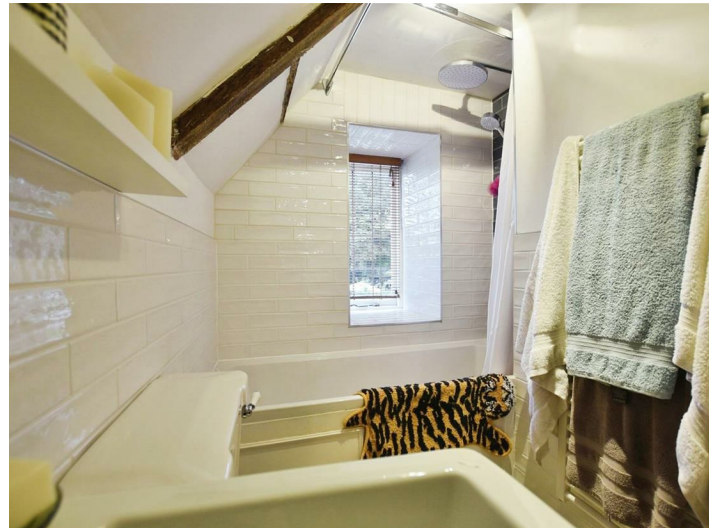
The accommodation comprises; entrance hall, dining room, living room, kitchen, two bedrooms and a family bathroom.

There is gated parking to the rear, as well as a generous garden with patio area and lawn.

£1,450 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.

- Character cottage
- Two bedrooms
- Close proximity to Stamford, Deeping and Bourne
- Holding deposit: £334 Deposit: £1673
- Large rear garden with patio and grassed area
- Modern upstairs bathroom
- Two generous reception rooms
- EPC: G (exemption registered) Council Tax: D



ACCOMMODATION:

Entrance Hall

Dining Room
4.88m x 4.47m (16'0 x 14'8)

Kitchen
5.21m x 3.12m (max) (17'1 x 10'3 (max))

Sitting Room
4.42m x 4.19m (14'6 x 13'9)

First Floor Landing

Bedroom
4.52m x 4.55m (14'10 x 14'11)

Bedroom
3.91m x 2.79m (max) (12'10 x 9'2 (max))

Bathroom

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