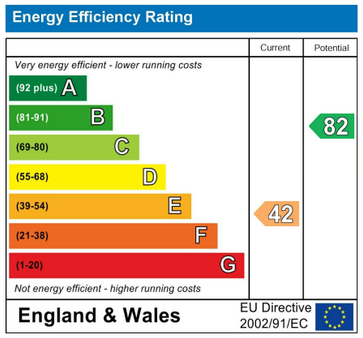
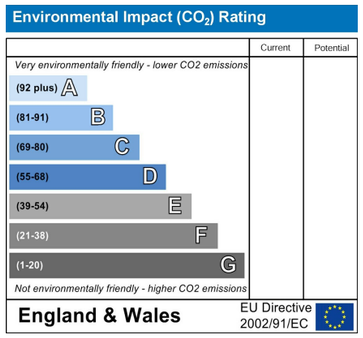




12 Beehive Cottages, Greatford, Stamford, PE9 4QA

This beautiful character cottage comes with versatile accommodation set over three floors and has a spacious garden studio. The stylish new kitchen has a lantern style roof window, two further reception rooms and a spacious conservatory and additional garden room.

The accommodation comprises: - Sitting room, spacious hallway, kitchen, utility, study/bedroom three, conservatory, garden room, cloakroom, landing, Main Bedroom with en-suite shower, bathroom, and the second bedroom on the top floor.

To the front of the property is ample off street parking that leads to a generous double garage, whilst the rear/side gated garden comes with a patio, lawn and decked area. The garden leads to the impressive garden study/office that comes with two double patio doors and a vaulted ceiling.

The village of Greatford provides easy access to Stamford, Bourne and Market Deeping, along with the local countryside.

NO CHAIN

Guide Price £450,000 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.

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

- Exceptional character home
- Two large double bedrooms
- Ample off street parking
- Oil fired central heating
- NO CHAIN
- Large garage and studio/home gym
- Newly fitted stylish kitchen
- Beautiful village setting
- Easy access to Stamford, Bourne and Market Deeping
- EPC: E, Council Tax: B

ACCOMMODATION:

Garden Room
4.83m x 1.55m (15'10 x 5'1)

Hallway
3.94m x 3.07m (12'11 x 10'1)

Kitchen
3.45m x 5.87m (11'4 x 19'3)

Utility Room
1.40m x 1.32m (4'7 x 4'4)

WC
1.65m x 1.35m (5'5 x 4'5)

Study/Bedroom Three
2.64m x 2.57m (8'8 x 8'5)

Conservatory
4.75m x 2.92m (15'7 x 9'7)

Sitting Room
4.70m x 4.14m (15'5 x 13'7)

First Floor Landing

Main Bedroom
4.37m x 3.58m (14'4 x 11'9)

Ensuite Shower
1.68m x 1.22m (5'6 x 4')

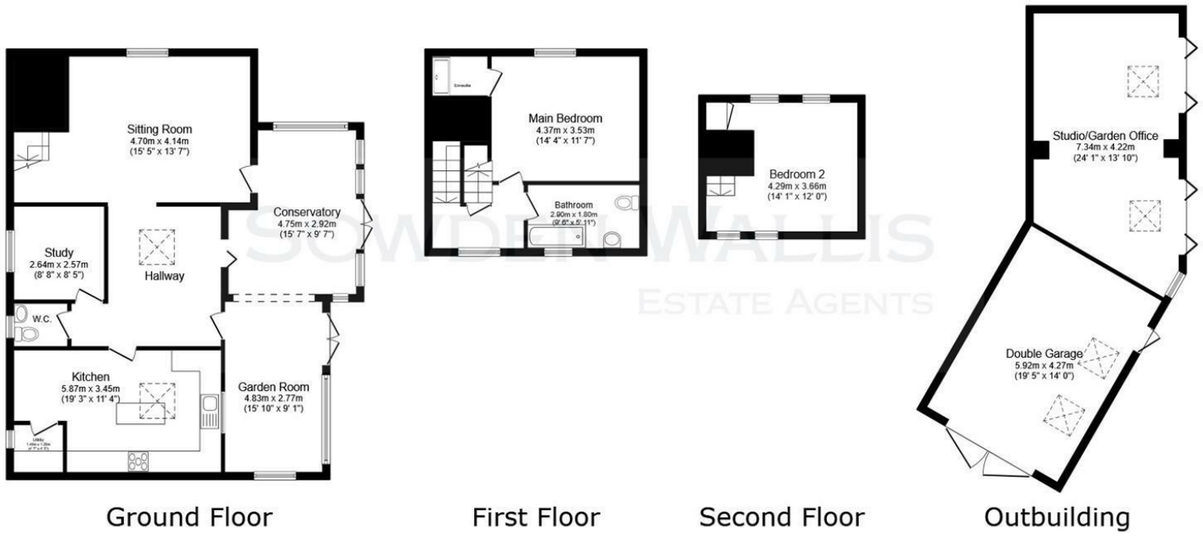
Bathroom
2.90m x 1.80m (9'6 x 5'11)

Second Floor Bedroom Two
3.35m x 4.29m (11'12 x 14'1)

Double Garage
5.92m x 4.27m (19'5 x 14')

Studio/Garden Office
7.34m x 4.22m (24'1 x 13'10)

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