SOWDEN WALLIS
ESTATE AGENTS

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 CO2 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 CO2 emissions			

England & Wales — EU Directive 2002/91/EC

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

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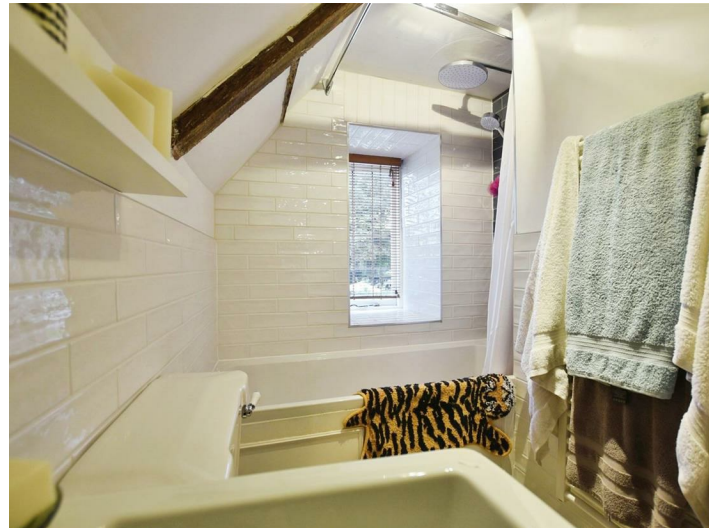
The accommodation comprises; entrance hall, dining room, living room, kitchen, two bedrooms and a family bathroom.

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

£1,450 PCM

- 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:

Sitting Room

Kitchen/Breakfast Room

Dining Room

Hall

Bedroom 1

Landing

A/C

Bedroom 2

Bathroom

Ground Floor

First Floor

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