

Mill Barn 16 Newstead Mill, Newstead, PE9 4TF

Energy Efficiency Rating	
	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	
Current: 71	Potential: 84
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current: 71	Potential: 84
England & Wales EU Directive 2002/91/EC	

Nestled in the charming hamlet of Newstead, this delightful semi detached house offers a perfect blend of modern comfort and picturesque surroundings. The house boasts two well-proportioned bedrooms, making it suitable for small families, couples, or individuals seeking extra space. The newly fitted kitchen and bathroom add a contemporary touch, ensuring that you can enjoy the convenience of modern living from the moment you move in. Additionally, a new roof has been installed, providing peace of mind and enhancing the property's overall appeal.

One of the standout features of this home is its stunning location, overlooking the serene River Gwash. Conveniently situated close to Stamford, residents will benefit from easy access to a range of local amenities, including shops, schools, and recreational facilities. This charming house in Newstead presents an excellent opportunity for anyone looking to enjoy a peaceful lifestyle in a desirable location. Don't miss the chance to make this lovely property your new home.

£1,250 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.

- Brand new kitchen and bathroom
- Single garage and allocated parking
- Two reception areas
- Close proximity to Stamford
- Holding deposit: £288

- Stunning location backing onto the River Gwash
- Two double bedrooms
- Good decorative order
- EPC: C Council Tax: D
- Deposit: £1442



ACCOMMODATION:

Porch 3.89m x 3.81m (12'9 x 12'6)

Entrance Hall

Living Room
6.63m x 3.28m (21'9 x 10'9)

Dining Room
3.73m x 2.39m (12'3 x 7'10)

Kitchen
4.32m x 2.34m (14'2 x 7'8)

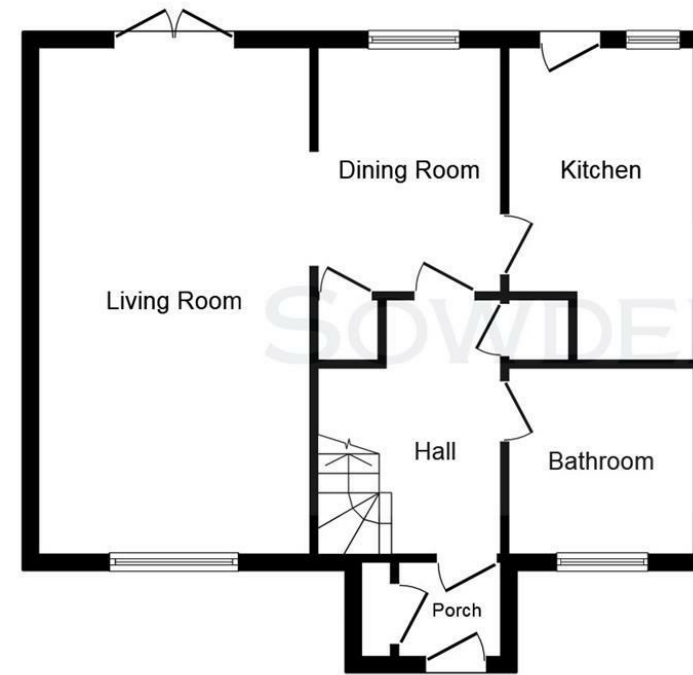
Bathroom

Landing

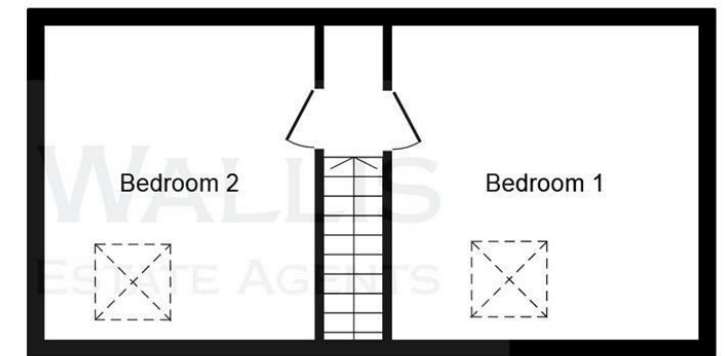
Bedroom 1
3.89m x 3.81m (12'9 x 12'6)

Bedroom 2

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