

Cavendish Barn Four Tallington, Stamford, PE9 4FB

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		

Set in a unique tucked away location with country views to the front, this modern three bedroom barn conversion is finished to a high standard throughout and is available from the start of September. The access to the property runs through and next to a working farm, comes with a stylish open plan living kitchen area, gallery landing and Main bedroom with en-suite.

The accommodation comprises: - Entrance hall, open plan living kitchen, pantry, study, utility, cloakroom, gallery landing, Main bedroom with en-suite, two further bedrooms and a bathroom.

To the outside is a south facing fenced garden with country views and two allocated parking spaces.

Available from the 1st September, Deposit - £2,250.

£1,950 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.

- New barn conversion
- Stylish open plan kitchen living space
- Main bedroom with en-suite
- Allocated parking space
- Council Tax Band - TBC, ECP - TBC

- Available from 1st September
- Three bedrooms
- Gas fired central heating
- Unique tucked away location with country views
- Deposit - £2250 Holding Deposit - £450



ACCOMMODATION:

Entrance Hall

Open Plan Living Kitchen Space
9.30m x 4.95m (30'6" x 16'3")

Pantry

Study
3.12m x 3.35m (10'3" x 11')

Cloakroom
1.73m x 2.31m (5'8" x 7'7")

Landing

Main Bedroom
5.16m x 3.10m (16'11" x 10'2")

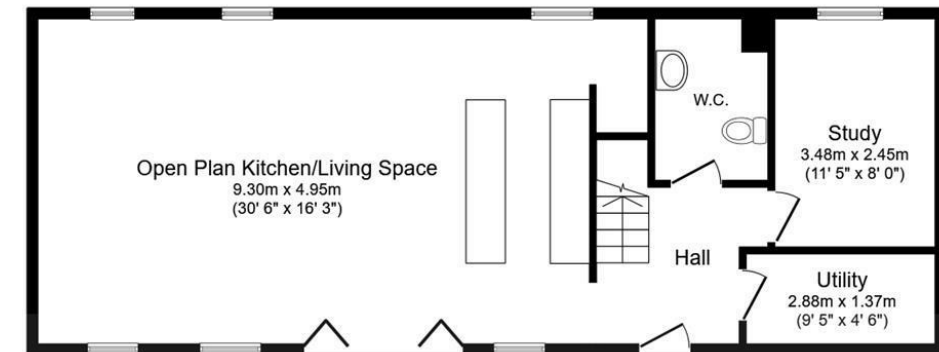
En-suite
2.95m x 1.70m (9'8" x 5'7")

Bedroom Two
3.66m x 2.72m (12' x 8'11")

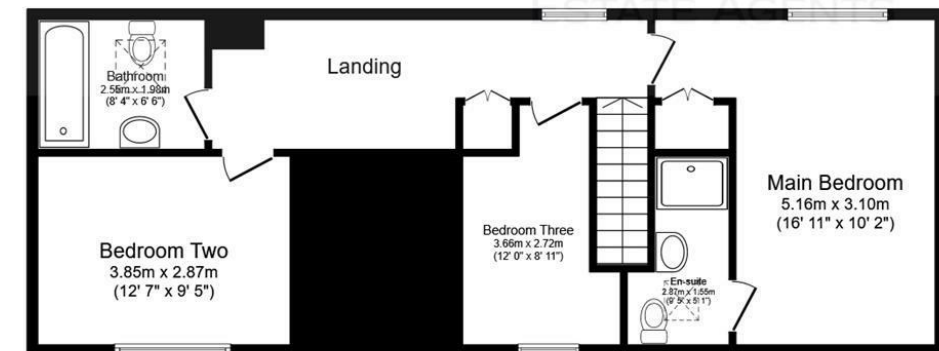
Bedroom Three
3.53m x 2.74m (11'7" x 9')

Bathroom
2.34m x 1.88m (7'8" x 6'2")

FLOOR PLAN:



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