



## Church Lane

Tickencote, PE9 4AE

This Grade II Listed character cottage is set in the small village of Tickencote, just a few miles north of the Georgian market town of Stamford. The cottage sits in a generous established plot and has recently had all of the windows and external doors changed. The property offers great potential and must be viewed to fully appreciate.

£285,000

# Church Lane

Tickencote, PE9 4AE



- Grade II Listed Stone Cottage
- Large Mature Garden
- Brand New Windows & External Doors Throughout
- Character Features
- Good Sized Living Room
- Kitchen Diner
- 2 Double Bedrooms
- Further Potential to Improve
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

3'10" x 15'0" (1.17m x 4.57m)

## Living Room

15'11" x 14'0" (4.85m x 4.27m)

## Kitchen Diner

## Kitchen

10'1" x 8'3" (3.07m x 2.51m)

## Dining Area

9'8" x 7'0" (2.95m x 2.13m)

## Landing

## Bedroom 1

10'7" x 14'6" (3.23m x 4.42m)

## Bedroom 2

9'3" x 14'6" (2.82m x 4.42m)

## Bathroom

14'9" x 7'5" (4.50m x 2.26m)

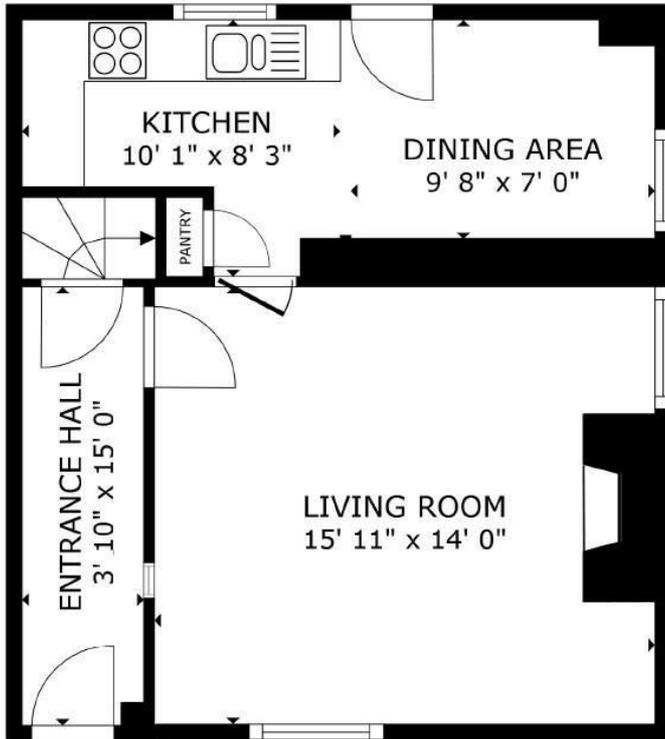


## Directions

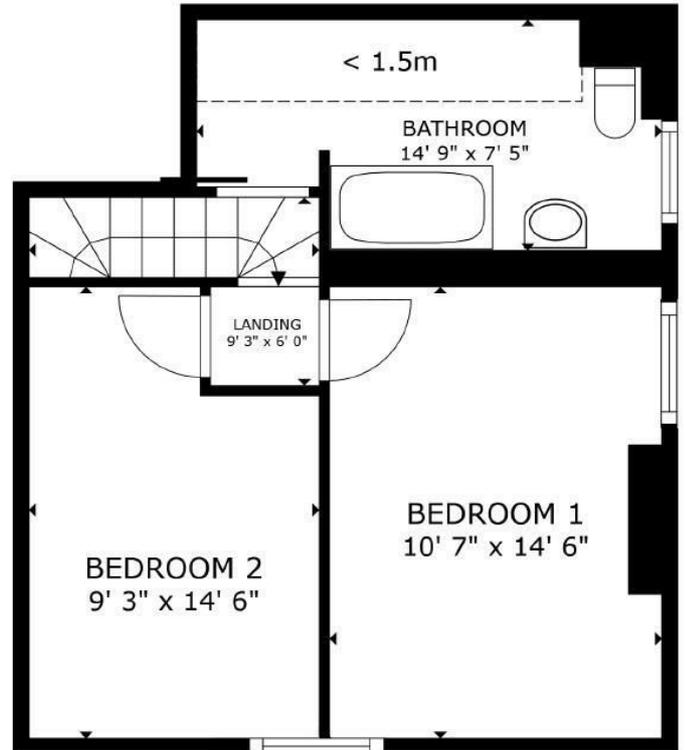
Please use the following postcode for Sat Nav guidance - PE9 4AE



## Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 458 sq.ft. FLOOR 2 401 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 32 sq.ft.  
TOTAL : 858 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**REFERRAL FEES:** Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

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		45	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	