



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.

£350,000

Church Lane

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- 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)

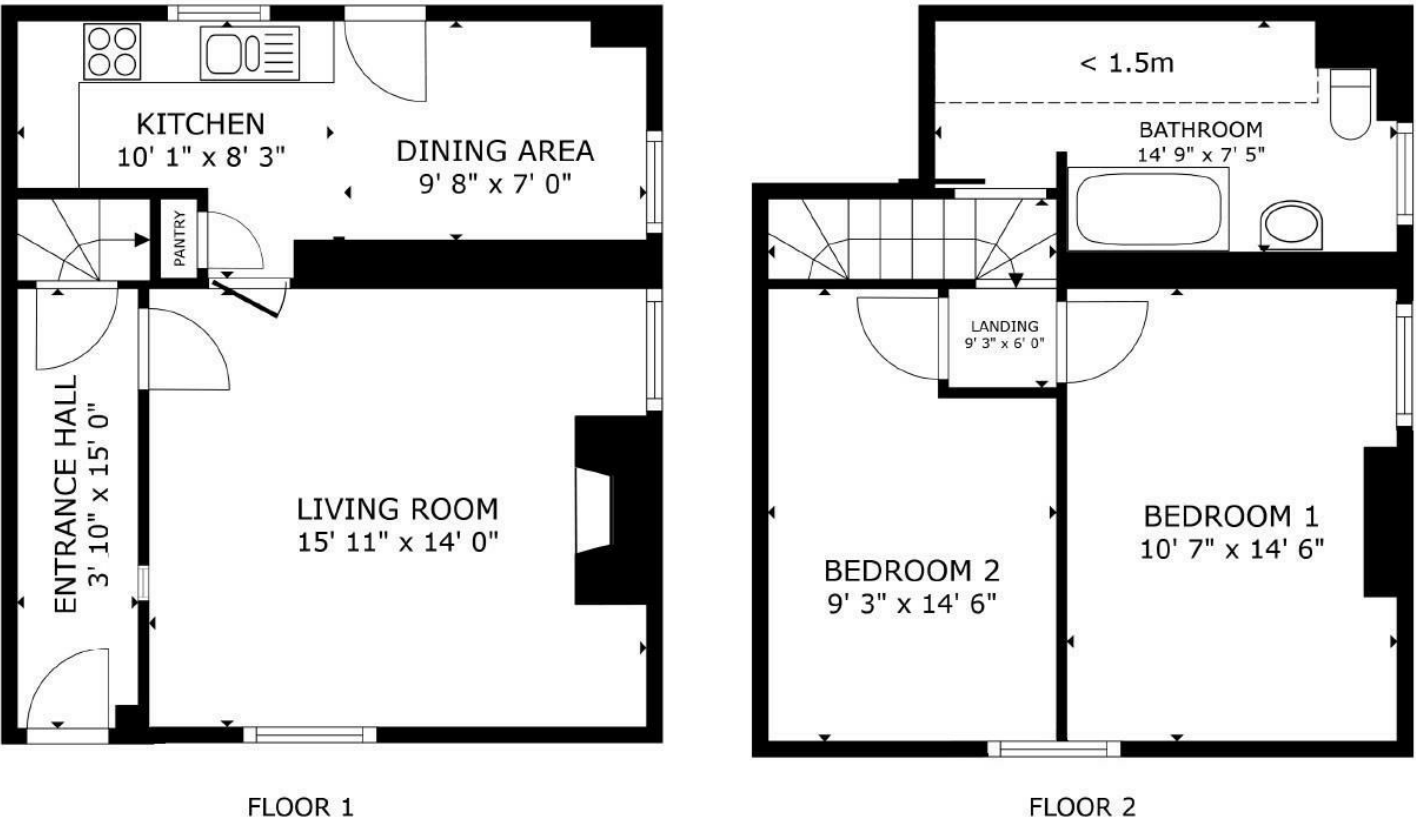


Directions

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



Floor Plan



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.

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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		