



## 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

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)

## Bedroom 1

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

## Living Room

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

## Bedroom 2

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

## Kitchen Diner

## Bathroom

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

## Kitchen

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

## Dining Area

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

## Landing



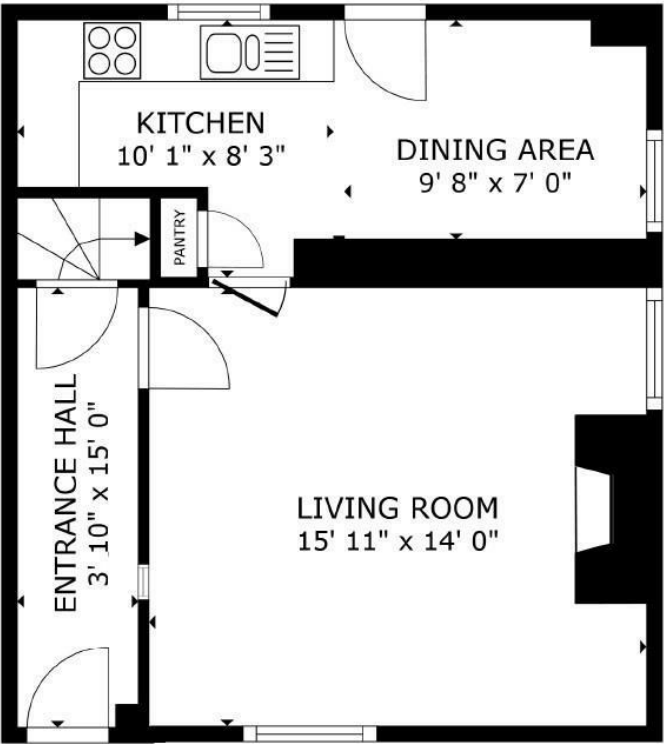
## Directions

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

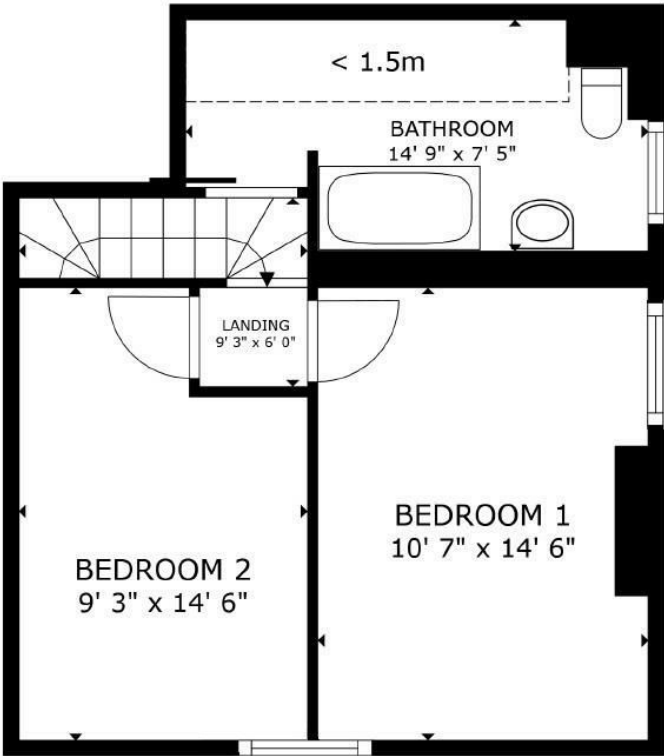




Floor Plan



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.

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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.

