



24-25 Main Street

Barholm, PE9 4RA

Charming four bedroom stone cottage in this highly sought after village location, giving easy access to Market Deeping, Bourne, Stamford and Peterborough. Packed with character and charm, the property offers highly versatile accommodation with exposed stone walls and beamed ceilings.

£1,995 PCM

24-25 Main Street

Barholm, PE9 4RA



- Sought After Village Location
- Character Stone Cottage
- Detached Garage/Workshop
- Attractive Gardens to Front and Rear
- Large Garden Room
- 27' Living/Dining Room
- 4 Bedrooms and 2 Bathrooms
- Versatile Ground Floor Accommodation
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Entrance Hall

9'9" x 11'11" (2.99 x 3.65)

Living/Dining Room

27'0" x 10'9" (8.24 x 3.29)

Garden Room

15'1" x 9'9" (4.6 x 2.99)

Kitchen/Breakfast Room

18'2" x 12'0" (5.54 x 3.67)

Utility Room

Ground Floor Cloak

8'1" x 7'6" (2.48 x 2.31)

Inner Hall

Bedroom 3

15'3" x 12'0" (4.66 x 3.68)

Bedroom 3 Dressing Rm/Snug

10'9" x 10'9" (3.3 x 3.3)

Bedroom 4/Study

9'1" x 10'9" (2.79 x 3.3)

First Floor Landing

Bedroom 1

24'3" x 13'4" max (7.41 x 4.08 max)

Ensuite Bathroom

10'5" c 6'4" (3.2 c 1.94)

Bedroom 2

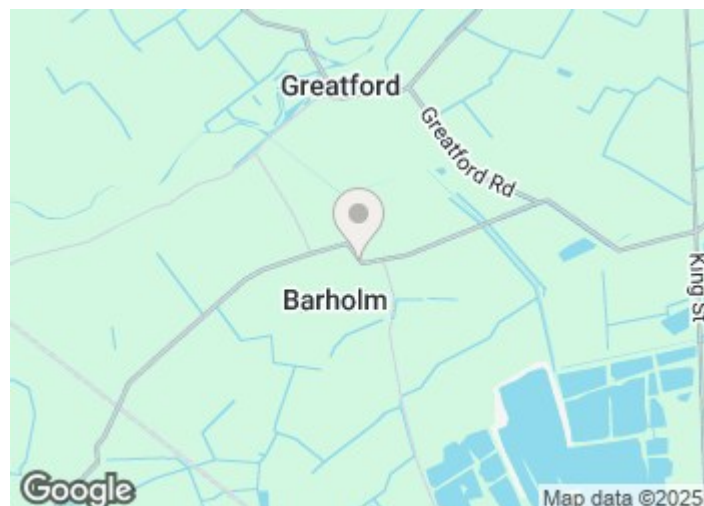
22'6" x 13'2" max (6.88 x 4.02 max)

Ensuite Shower Room

5'1" x 7'7" (1.55 x 2.32)

Driveway and Single Garage

Large Rear Gardens with patio and store

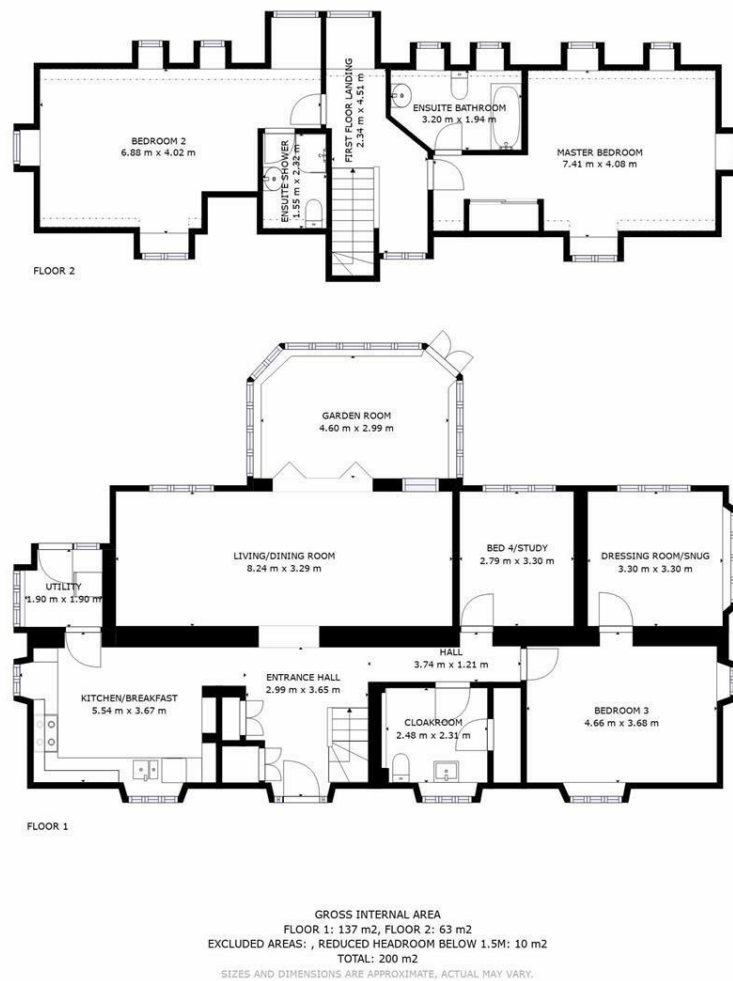


Directions

Please use Postcode PE9 4RA for Sat-Nav assistance



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC