



## 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
- Attractive Gardens to Front and Rear
- 4 Bedrooms and 2 Bathrooms
- Character Stone Cottage
- Large Garden Room
- Versatile Ground Floor Accommodation
- Detached Garage/Workshop
- 27' Living/Dining Room
- 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

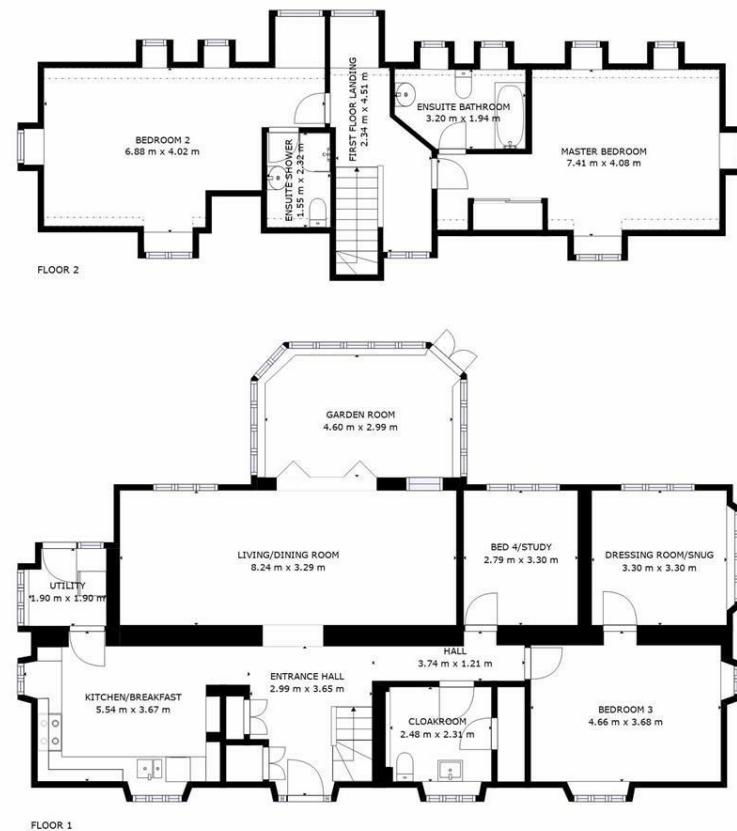


## Directions

Please use Postcode PE9 4RA for Sat-Nav assistance



## Floor Plan



**GROSS INTERNAL AREA**  
 FLOOR 1: 137 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 10 m<sup>2</sup>  
 TOTAL: 200 m<sup>2</sup>  
 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

