



Newport Cottage Main Street, Ufford, Stamford, PE9 3BH

 **NEWTON FALLOWELL**

3 2 4

Key Features

- Grade II listed stone cottage
- Fantastic character throughout
- Light & airy living room
- Kitchen with a wealth of units
- Three double bedrooms
- Three bathrooms
- Versatile study and large dining room
- Mature private garden
- EPC Rating Exempt
- Freehold

£475,000





Stunning Grade II listed three bedroom character property dating back to 1770, situated in the lovely village of Ufford with amenities on your doorstep. This stone built cottage features three spacious reception rooms, kitchen breakfast room, three double bedrooms, three bathrooms, private garden and double garage.

The property is arranged over two floors, entering via the entrance/dining room which connects the kitchen, living room and downstairs three piece shower room. The kitchen hosts an array of units and space for a breakfast table. The light and airy living room is flooded with natural light, has a feature open fire and gorgeous wooden beams on the ceiling. Completing downstairs is the versatile study with feature semicircle window. To the first floor, the landing connects three well-proportioned double bedrooms and the family three piece bathroom. All three bedrooms benefit from built in wardrobes and bedroom one has its own three piece en suite shower room.

Outside the garden is fully private and features an inset footpath leading to the front door accompanied by a patio seating area and lawn with mature borders. A stone outbuilding offers a dry handy storage space. The double garage is located to the front of the property and has an electric up and over door.



Entrance hall/Dining room 15'0" x 14'0" (4.6m x 4.3m)

Shower room 5'1" x 5'0" (1.6m x 1.5m)

Kitchen 14'1" x 8'0" (4.3m x 2.4m)

Breakfast area 5'1" x 9'0" (1.6m x 2.8m)

Living room 19'0" x 14'0" (5.8m x 4.3m)

Study 17'0" x 8'0" (5.2m x 2.4m)

Landing 21'0" x 4'1" (6.4m x 1.2m)

Bedroom one 14'1" x 12'1" (4.3m x 3.7m)

Dressing area 6'1" x 4'1" (1.8m x 1.2m)

Ensuite 7'1" x 4'1" (2.2m x 1.2m)

Bedroom two 15'1" x 9'1" (4.6m x 2.8m)

Bedroom three 14'1" x 9'1" (4.3m x 2.8m)

Bathroom 9'1" x 5'0" (2.8m x 1.5m)

Outbuilding 16'1" x 11'1" (4.9m x 3.4m)

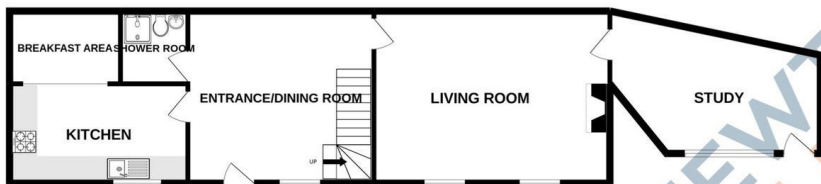
Double garage 22'0" x 18'1" (6.7m x 5.5m)

Agent Note

We have had a damp survey for the property, please ask agent for further details



GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell 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 £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.