



13 Braceborough, Braceborough, Stamford, PE9 4NT

 **NEWTON FALLOWELL**

3 2 3

Key Features

- Chain Free Period Home
- Double Fronted Terraced Cottage
- Three Bedrooms & Shower Room
- Separate Reception Room
- Scope to Extend / Develop
- Modernisation Required
- Oil Fired Central Heating
- Generous Garden & OFF ROAD PARKING
- EPC Rating D
- Freehold

£275,000





Set in the tranquil village of Braceborough sits this delightful cottage offering scope for improvement or expansion (STNPP) offering separate reception rooms, a galley style kitchen, a conservatory, useful storage which could also be incorporated in to the property, THREE BEDROOMS and a generous rear garden with OFF STREET PARKING via a driveway to the side. NO ONWARD CHAIN

On entering the home, you'll be greeted by the dining hall with a feature fireplace, an arch to the living room and doors to the kitchen and stairs to the first floor. The living room also boasts a fireplace which with development, could host a dual aspect wood burning stove to both reception rooms. The kitchen is dated but well maintained featuring a range of units and surface areas with some integrated appliances. From here leads to the rear hallway with access to a generous store room, the ground floor shower room and conservatory. To the first floor there are three well proportioned bedrooms and a separate wc.

Outside the property is a generous rear garden initially approached by a tiered terraced garden with inset shrubs and flowers which leads to the gravelled parking area. There is gated access across the neighbour's property for vehicular and pedestrian access to the driveway and gardens. The remaining garden has been laid to lawn and planted with a selection of fruit trees including apple, cherry and plum.

Dining room 3.63m x 3.59m (11'11" x 11'10")

Living room 3.63m x 3.65m (11'11" x 12'0")

Kitchen 6.46m x 1.65m (21'2" x 5'5")

Rear hall/ Utility room 2.72m x 0.81m (8'11" x 2'8")

Shower room 2.05m x 1.45m (6'8" x 4'10")

Conservatory 3.32m x 2.35m (10'11" x 7'8")

Boiler room 1.49m x 1.22m (4'11" x 4'0")

Store room 3.09m x 1.41m (10'1" x 4'7")

Landing 4.75m x 0.79m (15'7" x 2'7")

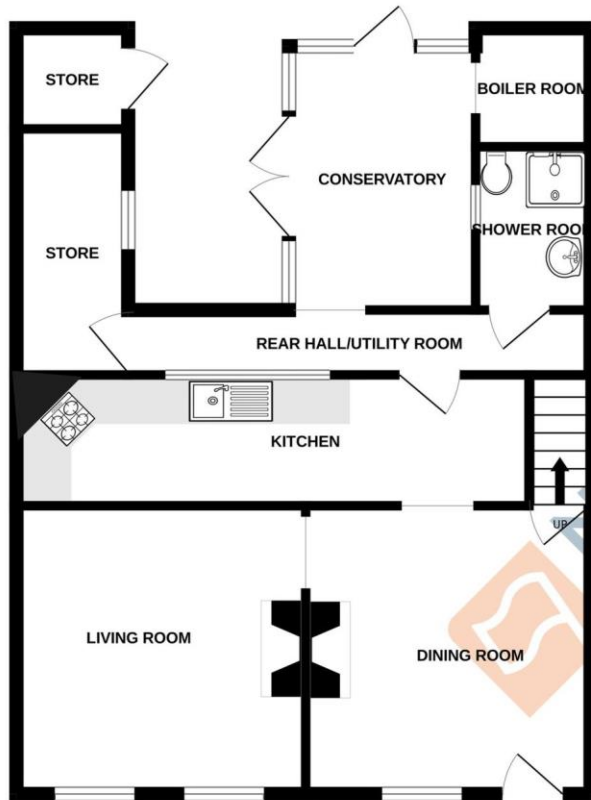
WC 1.16m x 1.16m (3'10" x 3'10")

Bedroom one 3.62m x 3.23m (11'11" x 10'7")

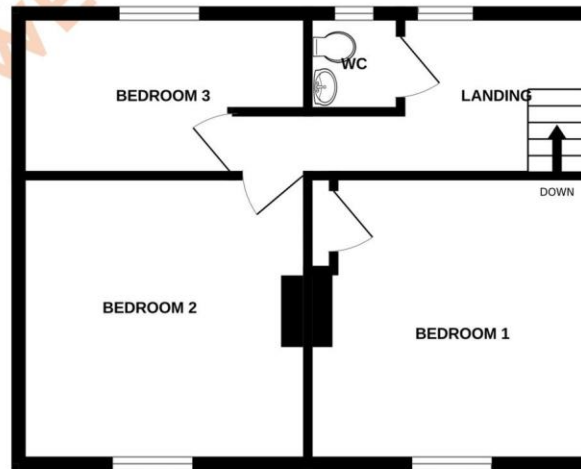
Bedroom two 3.62m x 3.31m (11'11" x 10'11")

Bedroom three 2.69m x 2.04m (8'10" x 6'8")

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: C

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.