



11 Main Road, Collyweston, Stamford, PE9 3PF

 **NEWTON FALLOWELL**



Key Features

- ****CHARACTER PROPERTY AVAILABLE****
- Village location between Collyweston and Easton-on-the-Hill
- 2 double bedrooms
- Spacious living diner
- Kitchen with pantry
- Separate WC + shower room
- Rear garden with decking area
- EPC Rating C
- Freehold

£190,000





****CHARACTER PROPERTY AVAILABLE**** 2-bedroom character property located between the charming villages of Collyweston and Easton-on-the-Hill and a short drive to the A1. A brief summary of the property is an entrance porch, kitchen, living diner, upstairs WC, shower room and two double bedrooms, one with built in storage.



Leading up to the property you are greeted with the stone wall and gated entrance. The ground floor comprises of the entrance /porch then connecting into the kitchen complete with pantry cupboard and bespoke Italian oven, living diner previously extended allowing for dining table and chairs, storage cabinets and 2, 3-seater sofas and coffee table completes the downstairs.

Upstairs there is 2 spacious double bedrooms with one also having built in wardrobe storage, WC and separate shower room with sink recently renovated to give a bright and modern look completes the upstairs.



Outside you have the private rear garden mainly paved with decking area and features raised, stone-built pond and to the front you have off road parking for 1/2 cars.

A must-see property. To appreciate the full potential book a viewing today!

Porch 1.04m x 1.29m (3'5" x 4'2")

Kitchen 3.53m x 3.25m (11'7" x 10'8")

Lounge / Diner 3.61m x 7.28m (11'10" x 23'11")

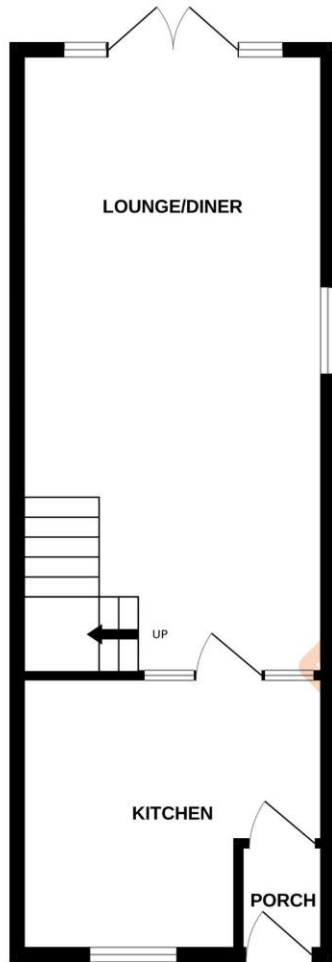
Bedroom one 3.61m x 3.81m (11'10" x 12'6")

Bedroom two 3.48m x 3.23m (11'5" x 10'7")

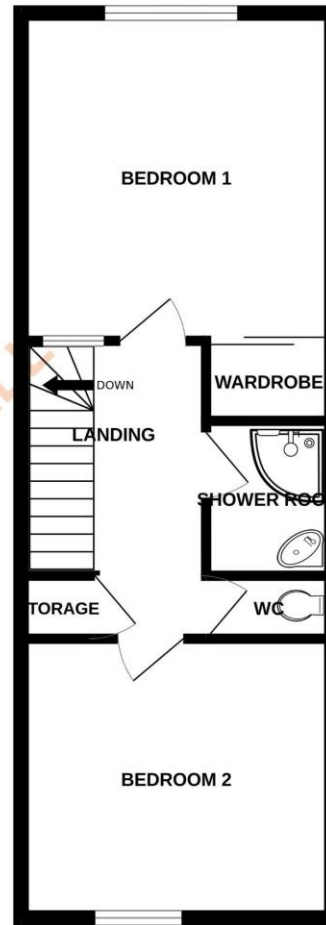
Shower room 1.46m x 1.81m (4'10" x 5'11")

WC 1.45m x 0.74m (4'10" x 2'5")

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: East Northamptonshire
Council Tax Band: B

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.