



7 Russell Hill, Thornhaugh, Stamford, PE8 6HL

 **NEWTON FALLOWELL**

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Key Features

- Semi-detached stone character cottage
- Located in the quaint village of Thornhaugh
- Light and airy conservatory
- Two spacious reception rooms
- Kitchen breakfast room with a wealth of units
- Two double bedrooms and optional third downstairs
- Landscaped front and rear gardens
- Ample off road parking with detached double garage
- EPC Rating E
- Freehold

£435,000





Stunning stone built semi-detached cottage situated in the quaint village of Thornhaugh, with the great access to the A1 for commuters. This gorgeous home offers ample living space with two receptions, large conservatory, modern kitchen breakfast room, two double bedrooms, detached double garage, ample off-road parking, private rear garden and a large paddock with field views.

Upon entering via the spacious entrance hall with stone flooring, stairs leading to the first floor and a cloakroom underneath. To one side of the entrance hall is the versatile snug but could be used as an extra downstairs bedroom or office space. To the other side of the entrance hall is the cosy living room which is flooded with natural light and features a wood burner in the centre.

A doorway from the living room leads into the kitchen breakfast room benefitting from a wealth of units including a Belfast sink and integrated appliances. Completing downstairs is the light and airy conservatory which enjoys private views over the garden. To the first floor, the landing connects two well balanced double bedrooms and the family three-piece bathroom, recently renovated by previous owner with new units.

Outside to the front is a well-maintained garden with mature hedge rows and an inset footpath leading to the front door. The rear garden has been beautifully landscaped with a patio seating and raised borders full of mature shrubbery, flowers and trees completed with a brick wall enclosure and stain glass features. To the side of the property is a gravelled driveway leading to the paddock and detached double garage. There is ample off-road parking to the rear and the double garage has power and plumbing. The paddock has stunning field views and offers an extra garden space for entertaining including a greenhouse in the paddock area from the Chelsea Flower Show.

Entrance hall 1.8m x 3.81m (5'11" x 12'6")

WC 0.84m x 1.4m (2'10" x 4'7")

Living room 3.4m x 3.68m (11'2" x 12'1")

Kitchen breakfast room 3.33m x 3.94m (10'11" x 12'11")

Conservatory 3.51m x 4.52m (11'6" x 14'10")

Snug/Bedroom three 3.02m x 3.61m (9'11" x 11'10")

Landing 1.8m x 3.81m (5'11" x 12'6")

Landing 1.88m x 3.43m (6'2" x 11'4")

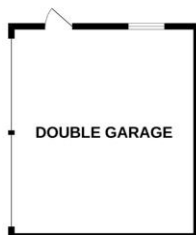
Bedroom one 3.33m x 3.94m (10'11" x 12'11")

Bedroom two 3.02m x 3.61m (9'11" x 11'10")

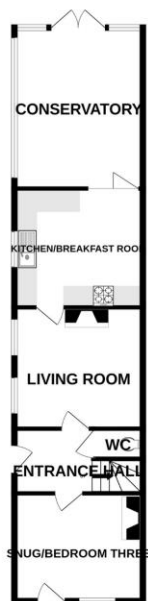
Bathroom 2.51m x 3.43m (8'2" x 11'4")

Double garage 5.18m x 5.89m (17'0" x 19'4")

GROUND FLOOR
929 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1381 sq.ft. (128.3 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		
(69-80)	C		74
(55-68)	D		
(39-54)	E	42	
(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: Peterborough City 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.

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