



Mill Barn 16 Newstead Mill, Newstead, PE9 4TF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Situated in the beautiful hamlet of Newstead is this character two bedroom home, positioned on the end of the terrace and backing onto the River Gwash.

The property briefly comprises of an entrance hall, kitchen, dining area and lounge with patio doors opening onto the beautiful garden, mainly laid to lawn and leading down to the river. On the first floor there are two double bedrooms. The property also benefits from a single garage and an allocated parking space, as well as guest parking bays for the development.

£1,200 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Character end of terrace home
- Single garage and allocated parking
- Two reception rooms
- Close proximity to Stamford
- Holding deposit: £276

- Stunning location backing onto the River Gwash
- Two double bedrooms
- Good decorative order
- EPC: C Council Tax: D
- Deposit: £1384



ACCOMMODATION:

Porch 3.89m x 3.81m (12'9 x 12'6)

Entrance Hall

Living Room
6.63m x 3.28m (21'9 x 10'9)

Dining Room
3.73m x 2.39m (12'3 x 7'10)

Kitchen
4.32m x 2.34m (14'2 x 7'8)

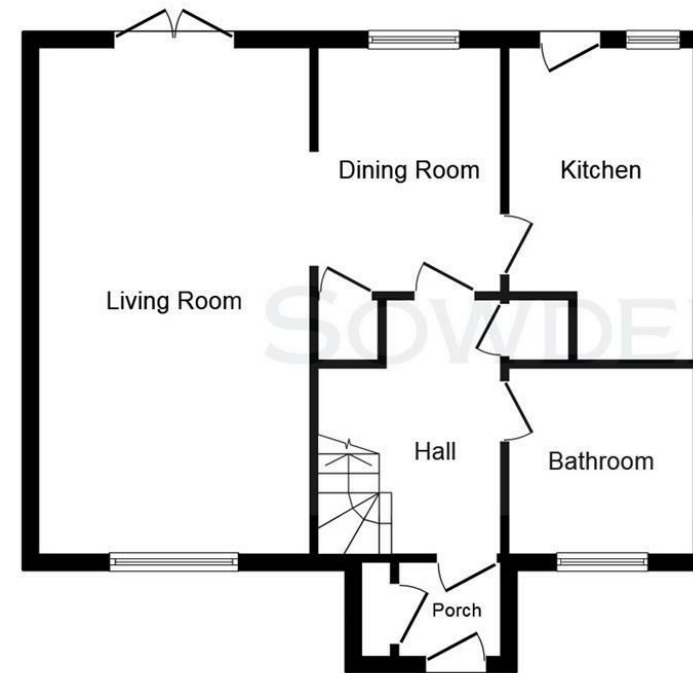
Bathroom

Landing

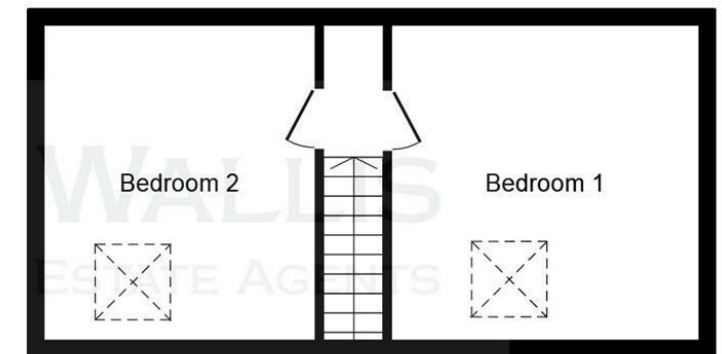
Bedroom 1
3.89m x 3.81m (12'9 x 12'6)

Bedroom 2

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox