

## 3 Newboults Cottages, Radcliffe Road, Stamford, Lincolnshire, PE9 1AY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>87</b>
	<b>70</b>	
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>86</b>
	<b>68</b>	
EU Directive 2002/91/EC		

We are pleased to offer this charming cottage set within walking distance of the town centre in a tucked away location. The property is well presented and comes with a superb kitchen that opens into the conservatory.

The accommodation comprises a sitting room with wood burner, and kitchen, with built in oven and dishwasher, which opens out onto a light spacious conservatory.

To the first floor are two bedrooms, one double with a built in wardrobe and one single, as well as a family bathroom with shower over bath. The property further benefits from an enclosed rear garden.

NO CHAIN

**Asking Price £220,000 Freehold**

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.

- Charming character cottage
- Sitting room with woodburner
- Two bedrooms
- Council tax band A
- NO CHAIN

- Walking distance to town centre
- Kitchen with built in oven & dishwasher
- Enclosed rear courtyard garden
- EPC rating C



**ACCOMMODATION:**

**Living Room**  
3.14 x 3.34 (10'3" x 10'11")

**Kitchen**  
3.15 x 2.96 (10'4" x 9'8")

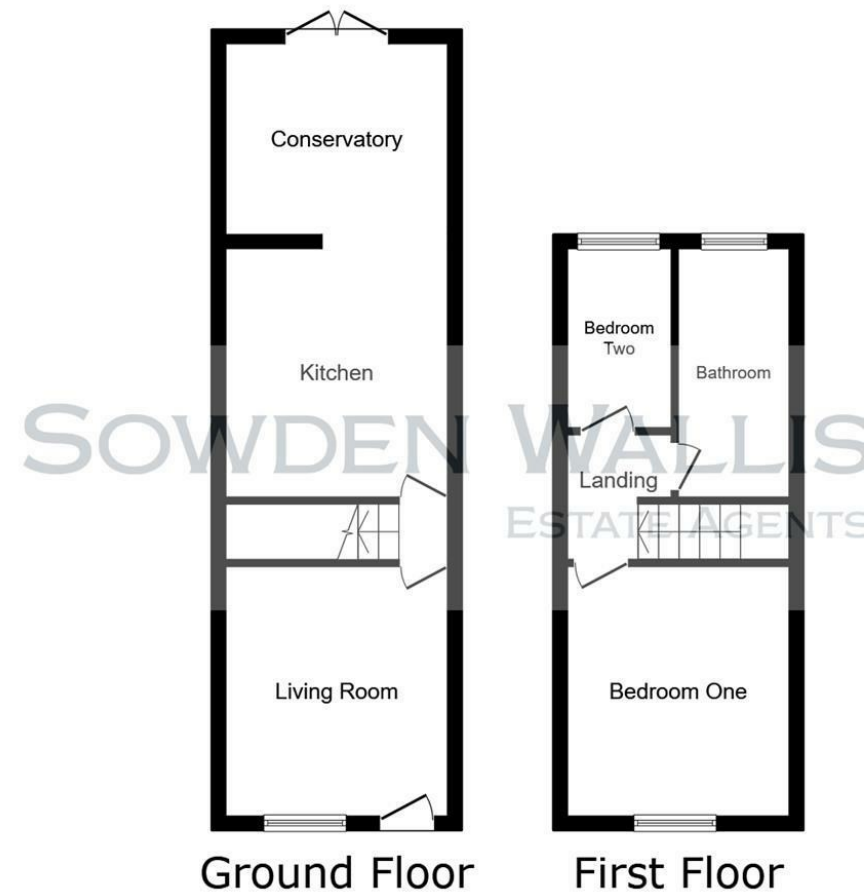
**Conservatory**  
3.37 x 2.87 (11'0" x 9'4")

**Bedroom One**  
3.3 x 3.35 (10'9" x 10'11")

**Bedroom Two**  
2.02 x 1.92 (6'7" x 6'3")

**Bathroom**  
1.38 x 2.99 (4'6" x 9'9")

**FLOOR PLAN:**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)