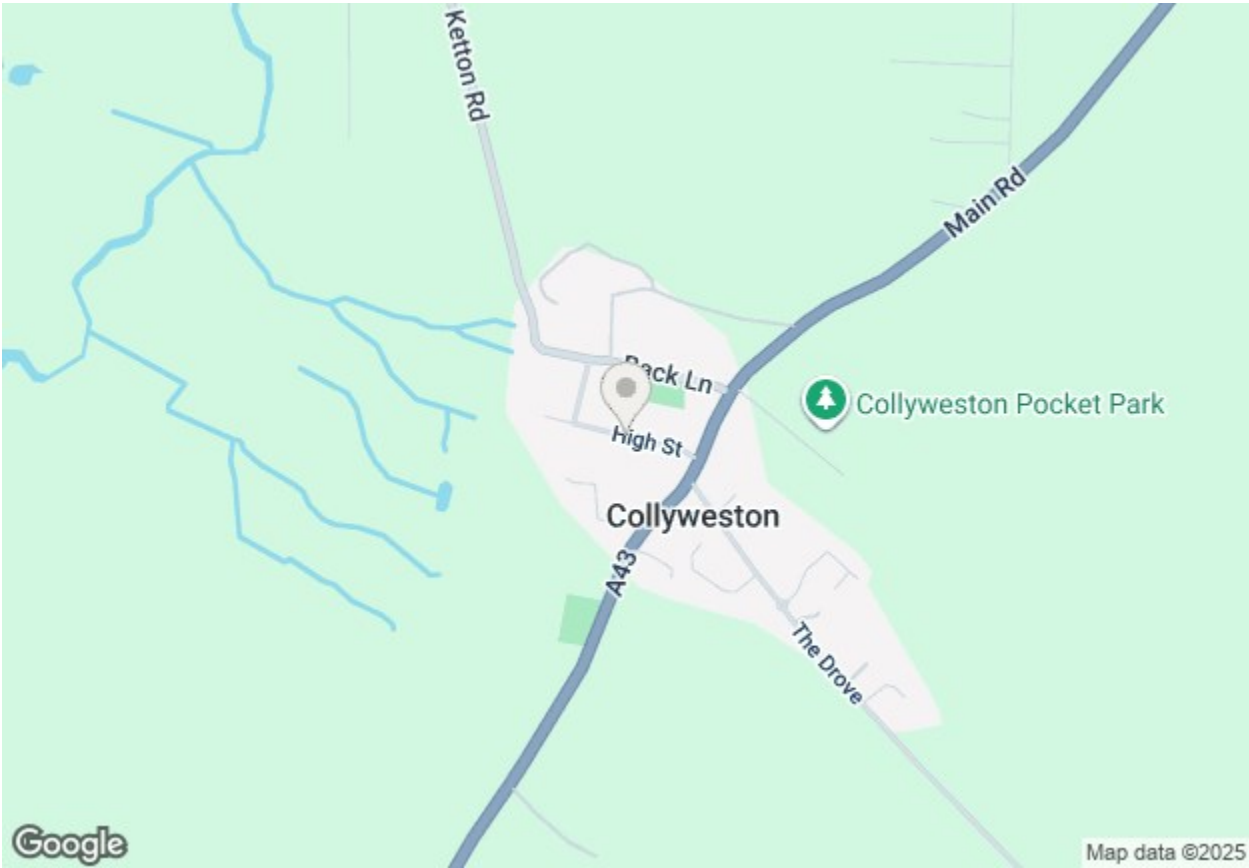




1 High Street, Collyweston, Stamford, PE9 3PW

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 86        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   | 58                      |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

This character home has been renovated to a high standard by the current owners and comes with a stylish open plan kitchen diner, Main bedroom with modern en-suite, two further bedrooms and an impressive bathroom. There are exposed stone walls, gas fired central heating and wood burner in the sitting room, all adding to the cosy character feel.

The accommodation comprises: - Entrance hall, sitting room, kitchen diner, w/c, landing, Main bedroom with en-suite, two further bedrooms and a bathroom with shower and separate bath.

To the rear of the property is an enclosed walled patio garden. The village of Collyweston provides easy access to Stamford, Peterborough and the A1.

£450,000 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.



- Renovated character home
  - Open plan kitchen diner
  - Impressive family bathroom
  - Walled patio garden
  - NO CHAIN
- Three bedrooms
  - Main bedroom with en-suite
  - Gas fired central heating
  - Council Tax Band - D EPC - D



ACCOMMODATION:

Entrance Hall

Sitting Room

3.73m x 3.61m (12'3 x 11'10)

Open Plan Kitchen Diner

4.88m max, 2.39m min x 6.53m max, 2.31m min (16' max, 7'10 min x 21'5 max, 7'7 min)

W/C

2.03m x 0.99m (6'8 x 3'3 )

Landing

Main Bedroom

4.06m x 3.61m (13'4 x 11'10)

En-suite

2.13m x 1.73m max (7' x 5'8 max)

Bedroom Two

4.47m max, 2.41m min x 3.66m (14'8 max, 7'11 min x 12')

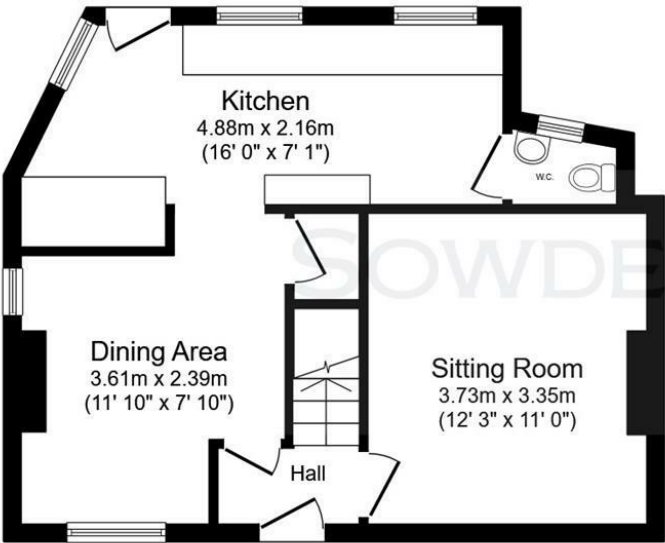
Bedroom Three

3.12m max, 2.34m min x 2.36m (10'3 max, 7'8 min x 7'9)

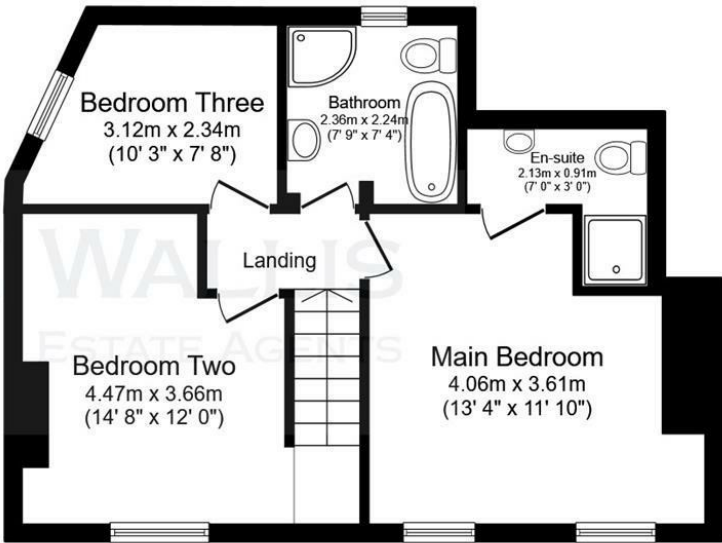
Bathroom

2.34m x 2.24m (7'8 x 7'4)

FLOOR PLAN:



Ground Floor



First Floor

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)