



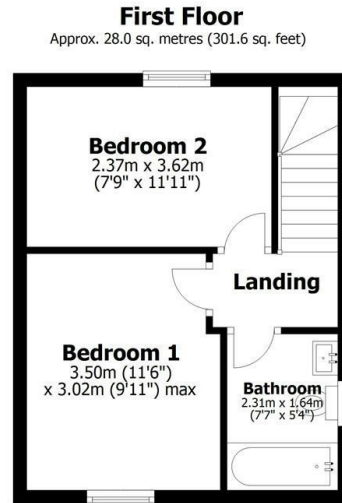
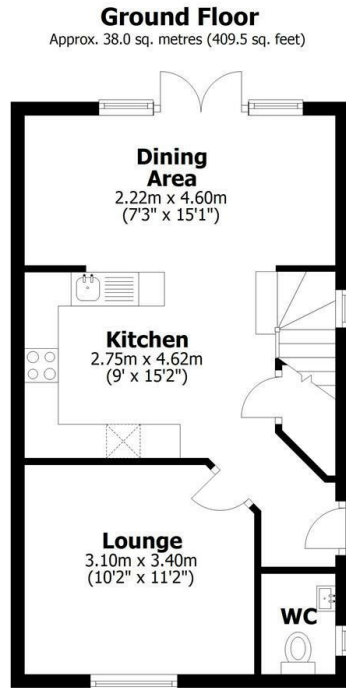
# the agent



## Pip Cottage, 37b Old Lincoln Road, Caythorpe, NG32 3DW

Asking Price £269,950

- New Build Semi Detached Cottage
- Open Plan Kitchen/Living with Separate Lounge
- Central Village Location
- Council Tax New Build, not allocated yet.
- Two Double Bedrooms
- Enclosed South Facing Rear Garden
- Air Source Heat Pump Heating System
- 10 Year Builders Warranty
- High Specification Throughout
- EPC Rating B



Total area: approx. 66.1 sq. metres (711.1 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

A

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	