



Beech Cottage

Braceborough, Stamford, PE9 4NT

£1,995 PCM

Richardson

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Nestled in the charming village of Braceborough, Stamford, this delightful property offers a perfect blend of modern living and rural tranquillity. Spanning an impressive 1,538 square feet, the home features a well-designed layout that includes a spacious reception room, ideal for both relaxation and entertaining guests.

The property boasts three generously sized bedrooms, providing ample space for families or those seeking a comfortable guest room. The bathroom is thoughtfully appointed, ensuring convenience and comfort for all residents.

One of the standout features of this home is the provision for parking, accommodating up to four vehicles, which is a rare find in many properties today. This feature adds to the overall appeal, making it an excellent choice for families or individuals with multiple vehicles.

The surrounding area offers a peaceful lifestyle while still being within easy reach of Stamford's vibrant town centre, known for its historic architecture, shops, and eateries.

LOCATION

The property lies on the edge of the small village of Braceborough which is situated six miles from Stamford. Braceborough has a parish church and a community village hall. Nearby Stamford has a variety of amenities including supermarkets, pubs, cafes and restaurants plus a cinema and theatre. Local secondary schools include Stamford Welland Academy and the independent Stamford Endowed Schools and also Bourne Grammer School. The area is well connected by road and rail, with the A1 and Stamford train station being less than seven miles away.

DESCRIPTION

Beech Cottage is discretely tucked away at the end of a quiet village lane with access via a private driveway. The recently built property has been finished to a high standard providing a light and airy space. Soak up the sunshine on the balcony area whilst taking in the uninterrupted views. With modern kitchen, bathroom, separate sitting room, downstairs cloakroom, three double bedrooms and a family bathroom. To the rear is ample parking and benefits from a garage for a smaller car or storage.

HALLWAY

Entrance door leading through to neutrally decorated hall with oak doors to cloakroom, garage/utility, sitting room and kitchen. Stairs leading to first floor.

CLOAKROOM

Neutral decor, luxury tile flooring. Toilet and corner hand basin.

KITCHEN/DINER

192" x 150" (5.85 x 4.58)

Modern kitchen consisting of base and wall shaker style cabinets with central island. Integrated appliances including fridge/freezer, dishwasher, single oven, combination oven, ceramic hob. Luxury vinyl flooring. Sliding doors to sun terrace and garden beyond.

SITTING ROOM

179" x 128" (5.42 x 3.87)

neutrally decorated and carpeted, windows to rear and side aspects.





GARAGE/UTILITY

19'2" x 10'1" (5.85 x 3.09)

Steps leading to utility area with a range of base and wall cupboards. Plumbing for a washing machine. Up and over remote garage door.

STAIRS & LANDING

Oak staircase leading to first floor. Brand new carpeting to stairs and landing. Skylight window to the front aspect. Oak doors leading to the three bedrooms and bathroom.

MASTER BEDROOM

19'2" x 15'1" (5.85 x 4.60)

Neutrally decorated and carpeted. French doors leading to external balcony area with stunning views across open countryside. Four skylight windows add to the overall natural light in this room.

BEDROOM TWO

17'9" x 12'7" (5.43 x 3.86)

Neutrally decorated and carpeted. skylight window to side aspect.

BEDROOM THREE

12'7" x 11'4" (3.86 x 3.47)

Neutrally decorated and carpeted. Skylight window to front.

FAMILY BATHROOM

Modern bathroom suite comprising of full sized bath, pedestal basin and back to the wall toilet. Separate shower cubicle fully tiled. ceramic tiled flooring, radiator and skylight window to side aspect.

VIEWINGS

All viewings are strictly by appointment through Richardson on 01780 758000.

SERVICES

Mains water, electricity and sewerage are connected. Air Source Heat Pump system.

COUNCIL TAX

We understand from the Valuation Office Agency website that the property has a Council Tax Band C.

TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

RENT

The rent is payable monthly in advance, by standing order.

DEPOSIT

Five weeks' rent payable in advance to be returned after any deductions and without interest at the end of the tenancy

BROADBAND/MOBILE

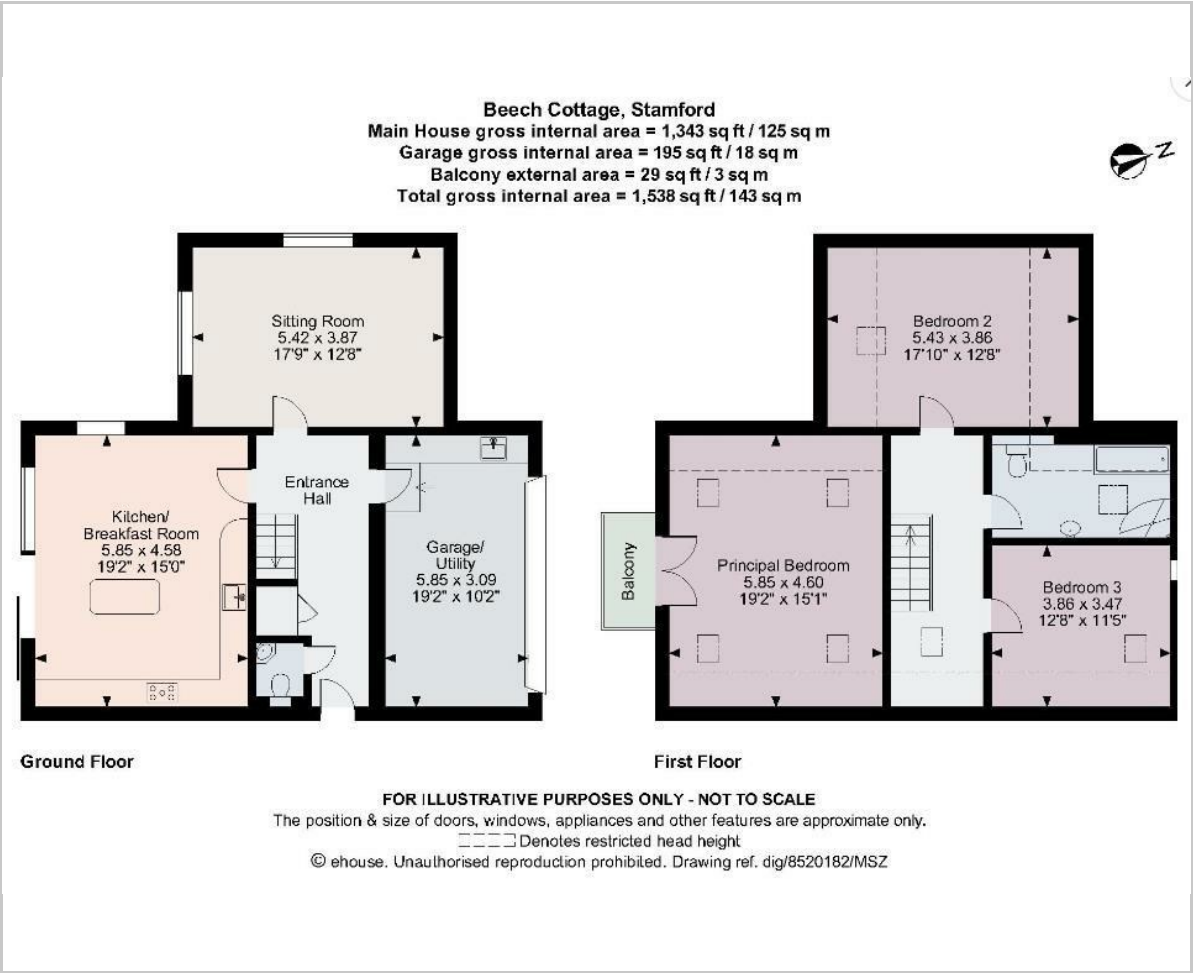
According to the Ofcom Checker broadband availability is Standard and Superfast and mobile availability is likely via Three. EE and Vodafone are Limited.

WHAT 3 WORDS

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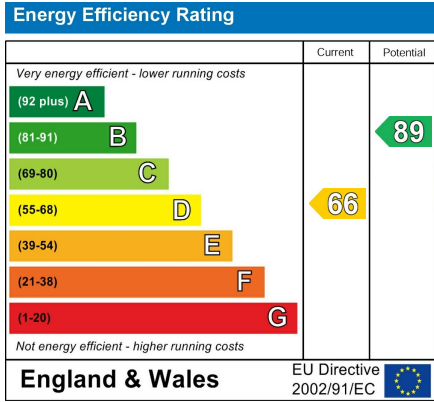
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market, Stamford, Lincs, PE9 2RB

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