



Church Street

Northborough, PE6 9BN

This Grade II Listed Character Cottage is set in beautiful mature gardens and is situated in the heart of the popular village of Northborough which sits just 7 miles north of the centre of Peterborough. Dating back to the 18th Century, the cottage is well presented throughout and offers versatile accommodation set out over two floors. With 3 Reception Rooms, Four Double Bedrooms and Large Established Garden this cottage does make the ideal family home.

£525,000

Church Street

Northborough, PE6 9BN



- Grade II Character Cottage
- 3 Reception Rooms
- Popular Village Close to Peterborough & Stamford
- Stunning Mature Gardens
- 4 Double Bedrooms
- Double Garage & Driveway
- Versatile Accommodation
- 3 Bathrooms
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

6'5" x 12'5" (1.96m x 3.78m)

Snug

11'7" x 12'5" (3.53m x 3.78m)

Shower Room

5'10" x 4'5" (1.78m x 1.35m)

Living Room

17'7" x 24'4" (5.36m x 7.42m)

Dining Room

14'11" x 12'6" (4.55m x 3.81m)

Kitchen

10'2" x 10'0" (3.10m x 3.05m)

Hallway

14'1" x 4'1" (4.29m x 1.24m)

Utility Room

7'11" x 10'2" (2.41m x 3.10m)

Storage

7'11" x 4'9" (2.41m x 1.45m)

Cloakroom

Bathroom

6'9" x 5'10" (2.06m x 1.78m)

Landing

3'9" x 5'7" (1.14m x 1.70m)

Bedroom

11'5" x 15'0" (3.48m x 4.57m)

Bathroom

Landing

6'5" x 2'5" (1.96m x 0.74m)

Bedroom

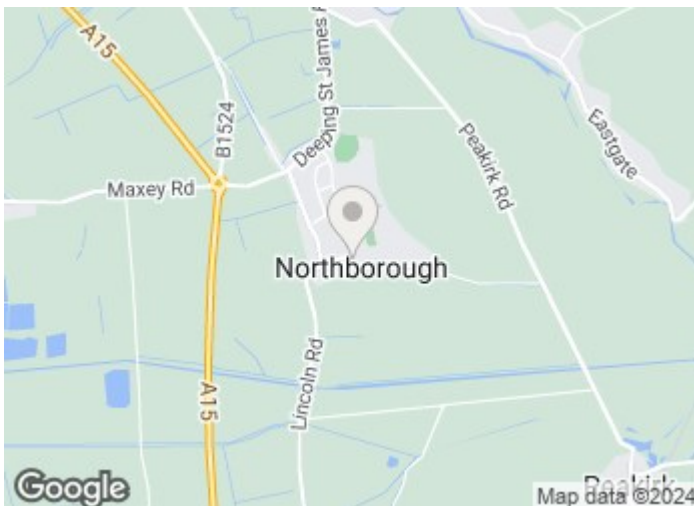
14'0" x 12'6" (4.27m x 3.81m)

Bedroom

11'7" x 12'5" (3.53m x 3.78m)

Bedroom

17'3" x 11'10" (5.26m x 3.61m)



Directions

Please use postcode PE6 9BN for Sat Nav assistance.



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 1,314 sq.ft. FLOOR 2 764 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 134 sq.ft.
 TOTAL : 2,078 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	