



Church Lane

Tallington, PE9 4RU

Situated in a quiet tucked away location in this popular village location situated between Stamford & Market Deeping is this well presented, spacious detached bungalow that offers deceptively large and versatile accommodation throughout. The bungalow is light and airy throughout, offers plenty of storage and benefits from a refitted En Suite Shower Room and further family Shower Room. Externally there are low maintenance gardens, laid out into several patio areas that allow you to follow the sun through out the day.

£1,295 PCM

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- Beautifully Presented Detached Bungalow
- 2 Reception Rooms
- Double Garage & Ample Parking
- EPC Rating D
- Three Double Bedrooms
- Low Maintenance Gardens
- Available - 5th August 2024
- Situated in a Quiet Tucked Away Location
- Refitted En Suite & Shower Room
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

9'1" max x 23'2" (2.77 max x 7.06)

Lounge

14'7" x 17'2" (4.45 x 5.23)

Dining Room

9'11" x 13'8" (3.02 x 4.17)

Conservatory

11'1" x 10'1" (3.38 x 3.07)

Kitchen Breakfast Room

17'7" x 12'4" (5.36 x 3.76)

Utility Room

7'10" x 6'5" (2.39 x 1.96)

Bedroom 1

12'5" x 13'2" (3.78 x 4.01)

En Suite Shower Room

7'7" x 8'7" (2.31 x 2.62)

Bedroom 2

12'8" x 8'11" (3.86 x 2.72)

Bedroom 3/Study

10'0" x 8'8" (3.05 x 2.64)

Shower Room

5'3" x 6'2" (1.60 x 1.88)

Double Garage

16'10" x 16'9" (5.13 x 5.11)

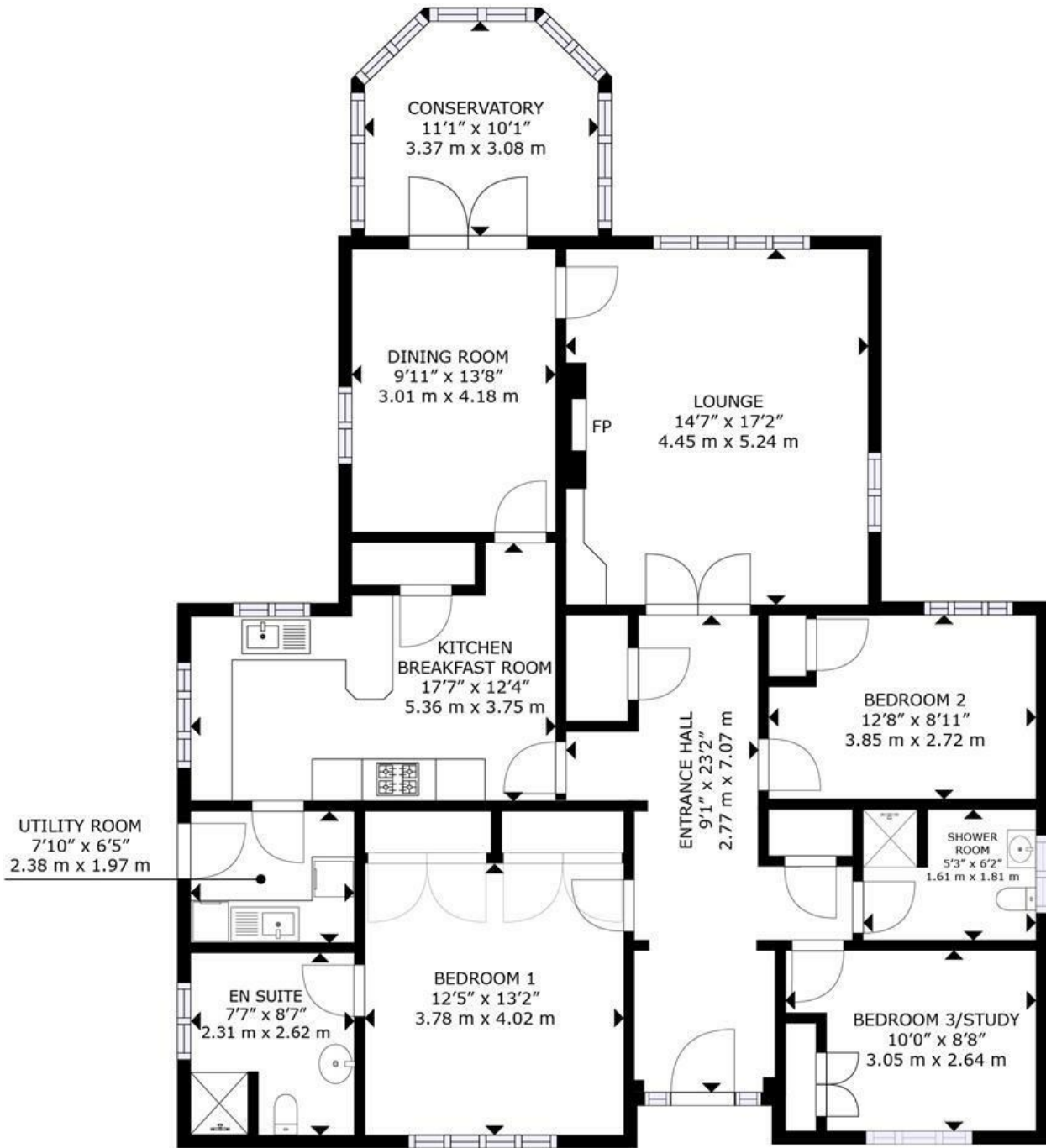


Directions

Please use the following postcode for Sat Nav guidance - PE9 4RU



Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 1,539 sq. ft, 142 m²
 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	