



Main Street

Ufford, PE9 3BH

Uniquely situated just inside the grounds of the impressive Old Rectory, in the very heart of the highly sought after village of Ufford, this two double bedroom character cottage exudes charm and individuality.

£1,150 PCM

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- Two Bedroom Character Cottage
- Well Presented Throughout
- 2 Large Double Bedrooms
- Please see Key Facts for Tenants for Material Information Disclosures
- Unique Setting within the grounds of the Old Rectory
- Large Living/Dining Room & Fitted Kitchen
- Gated Entrance - Off Street Parking
- Private Courtyard Garden
- Ground Floor Bathroom
- Available April 2025

Entrance Hall

Living/Dining Room

18'5" x 13'0" max (5.61 x 3.96 max)

Study/Reception 2

11'10" x 8'8" (3.61 x 2.64)

Kitchen

14'11" x 6'7" (4.55 x 2.01)

Bathroom

11'10" x 6'1" max (3.61 x 1.85 max)

First Floor Landing

Master Bedroom

17'3" x 9'8" (5.26 x 2.95 (5.25 x 2.94))

Bedroom 2

15'5" x 9'5" (4.70 x 2.87)

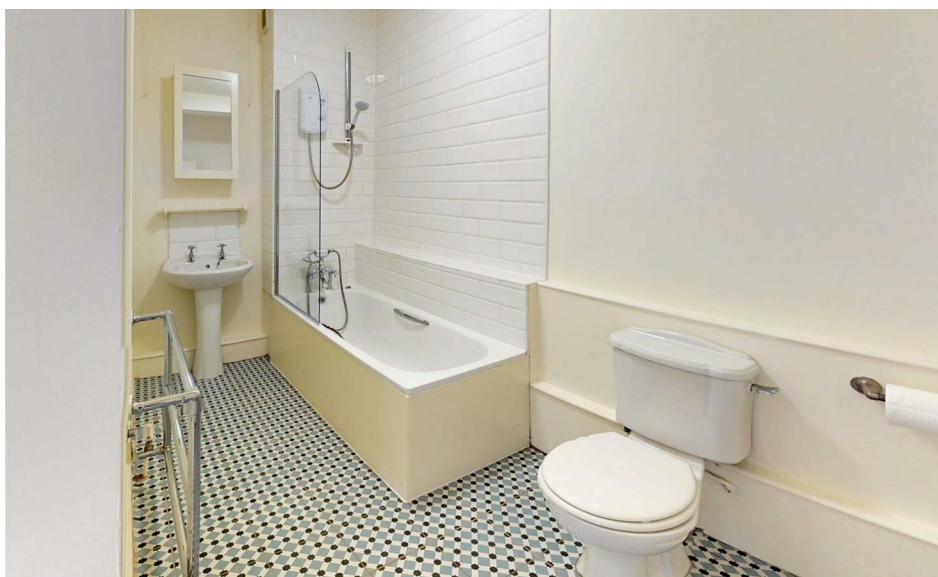
Enclosed Patio Area

Off Street Parking

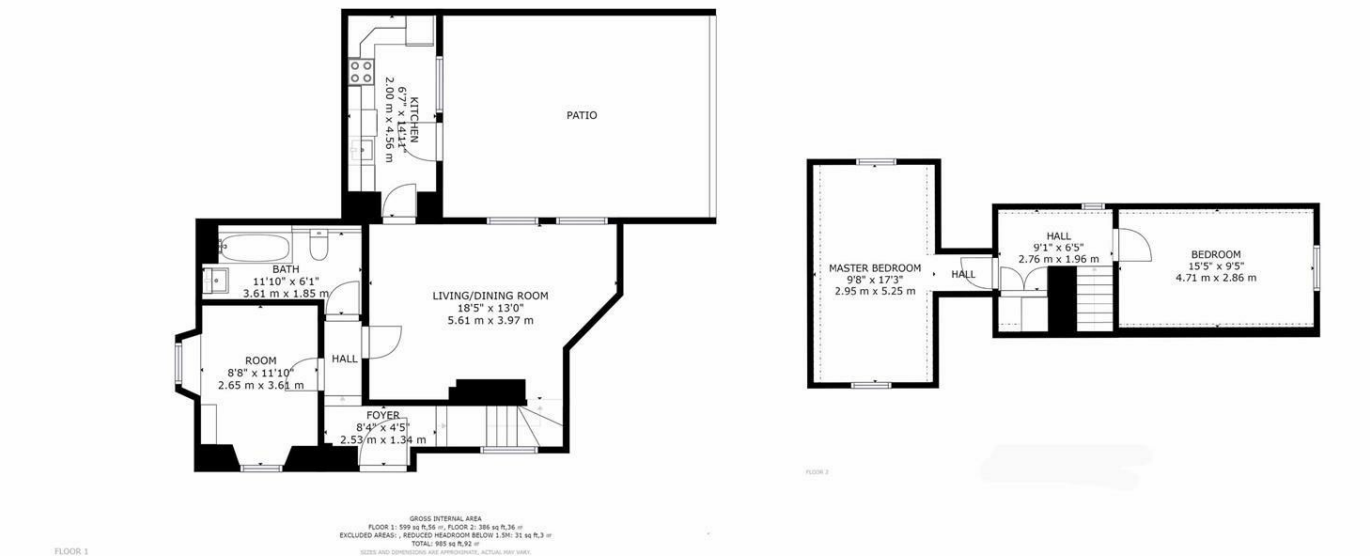


Directions

Please use postcode PE9 3BH for sat nav assistance



Floor Plan



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 firms 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC