



Church Lane

Tickencote, PE9 4AE

This attractive semi-detached character cottage is set in the small village of Tickencote, just a few miles north of Stamford. The cottage is beautifully presented throughout and has been much improved by the current vendor, to create a lovely family home.

Asking Price £495,000

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- 3 Bedroom Character Cottage
- Fitted Kitchen
- Cottage Style Rear Garden
- Well Presented Throughout
- Ground Floor Bathroom
- On Street Parking
- 3 Reception Rooms
- 3 Bedrooms - 1 with En Suite
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

9'10 x 7'2 (3.00m x 2.18m)

Dining Room/Study

15'2 x 8'9 (4.62m x 2.67m)

Living Room

14'10 x 15'2 (4.52m x 4.62m)

Breakfast Room

8'4 x 6'5 (2.54m x 1.96m)

Kitchen

12'6 x 7'4 (3.81m x 2.24m)

Ground Floor Bathroom

6'5 x 6'0 (1.96m x 1.83m)

Landing

10'9 x 8'8 (3.28m x 2.64m)

Bedroom 1

15'0 x 9'1 (4.57m x 2.77m)

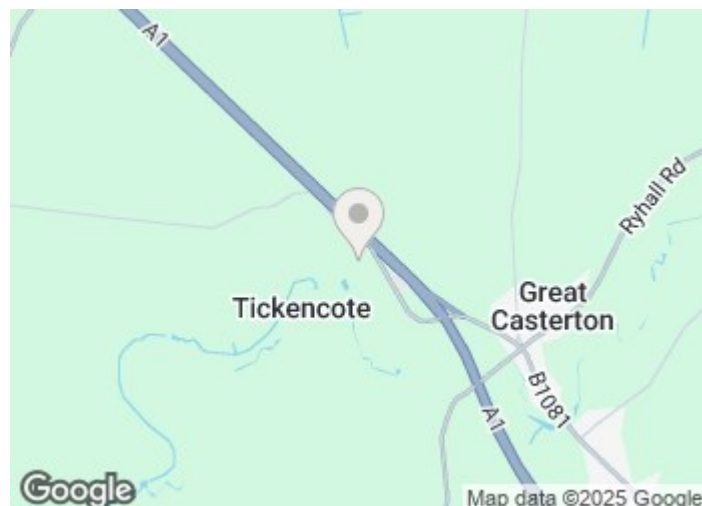
En Suite

Bedroom 2

15'0 x 8'10 (4.57m x 2.69m)

Bedroom 3

11'4 x 7'7 (3.45m x 2.31m)

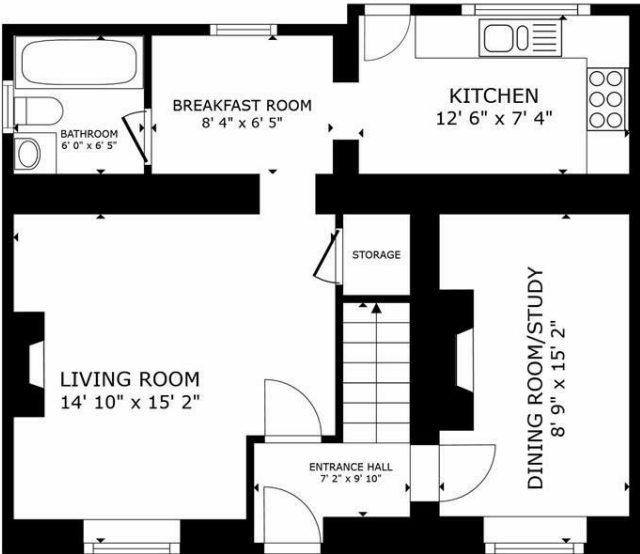


Directions

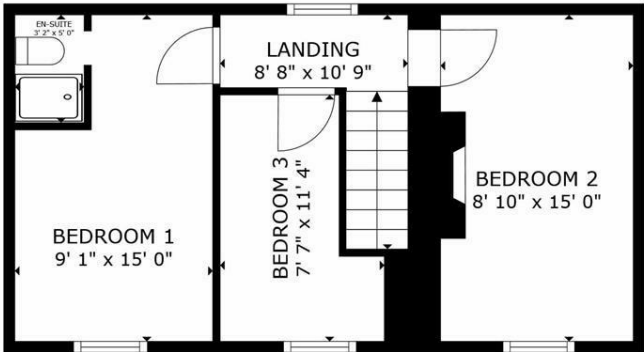
Please use the following postcode for Sat Nav guidance - PE9 4AE



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 673 sq.ft. FLOOR 2 428 sq.ft.
TOTAL : 1,101 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 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		
(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		