



Welland Cottage Church Lane, Duddington, Stamford, PE9 3QF

Nestled in the heart of the beautiful village of Duddington is this charming two-bedroom character cottage, offering a wonderful blend of traditional features, cosy living spaces and attractive outdoor surroundings.

The property offers a welcoming living room featuring a delightful wood-burning stove, creating a warm and inviting focal point. The kitchen provides a practical space for everyday living, while a ground-floor shower room adds convenience. To the first floor are two well-proportioned bedrooms and a family bathroom, providing comfortable and versatile accommodation.

Outside, the cottage benefits from a mature and established garden, offering a peaceful and private setting with plenty of space to enjoy the outdoors and a car port provides valuable off-road parking. Full of charm and character, this delightful cottage would make an ideal home for those looking to enjoy village life in a picturesque setting.

£1,100 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Charming Country Cottage
 - Beautiful Village Location
 - Car Port Parking
 - Available Immediately
- Two Bedrooms
 - Two bathrooms
 - Private Secure Garden
 - Holding Deposit - £253 Deposit - £1269



ACCOMMODATION:

Entrance Hall

Living Room
4.80m x 4.04m (15'9 x 13'3)

Kitchen
4.22m x 3.86m (13'10 x 12'8)

Rear Hallway

Utility/Shower Room
3.53m x 2.64m (11'7 x 8'8)

First Floor Landing
2.51m x 2.01m (8'3 x 6'7)

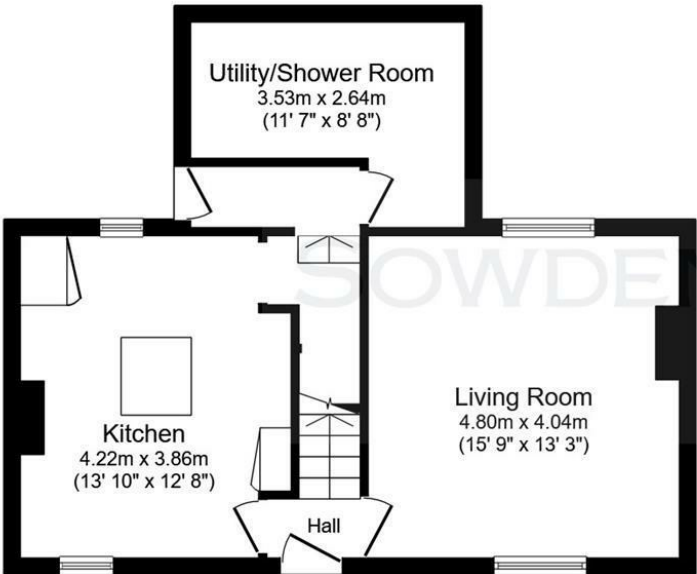
Bedroom One
4.14m x 4.09m (to wardrobes) (13'7 x 13'05 (to wardrobes))

Bedroom Two
3.84m x 2.59m (12'7 x 8'6)

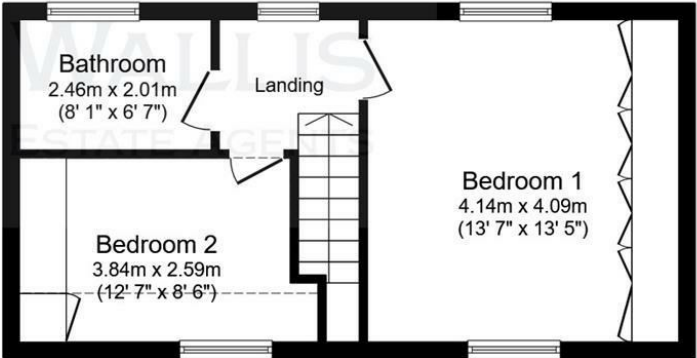
Bathroom
2.01m x 2.46m (6'7 x 8'1)

Carport
7.14m x 2.54m (23'05 x 8'4)

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io