



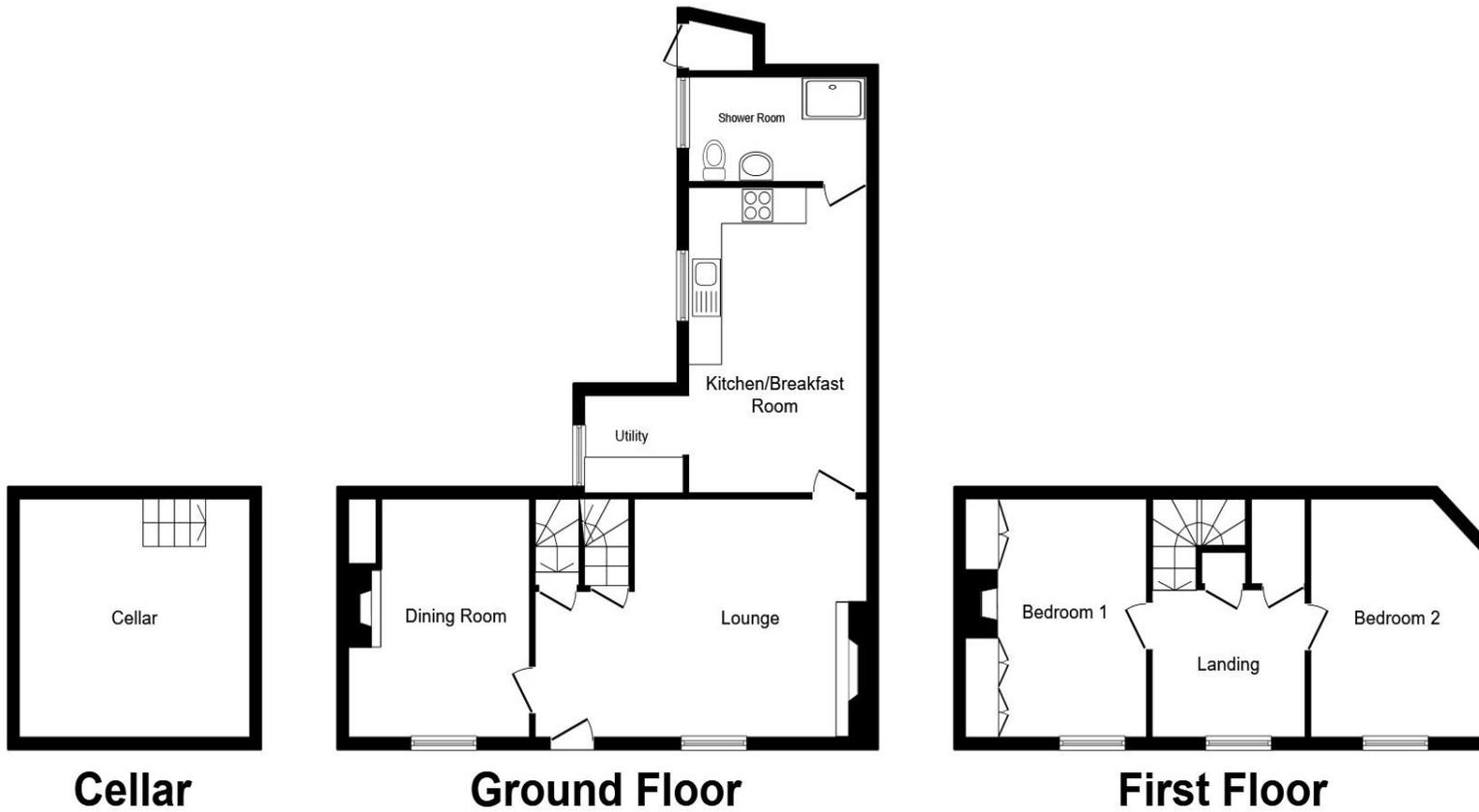
Tickencote, PE9 4AE



Welcome to
Tickencote

This lovely Grade II listed cottage is situated in a picturesque village offering excellent access to Stamford, local amenities, schooling & the A1 for fast commuting.





Lounge
19' 2" x 14' 6" (5.84m x 4.42m)

Dining Room
14' 2" x 11' 9" (4.32m x 3.58m)

Kitchen
14' 3" x 10' 3" (4.34m x 3.12m)

Shower Room

Boot Room/Rear Lobby

Cellar
12' 2" x 10' (3.71m x 3.05m)

Landing
10' 2" x 8' 2" (3.10m x 2.49m)

Bedroom One
14' 10" x 10' 8" (4.52m x 3.25m)

Bedroom Two
14' 8" x 8' 2" (4.47m x 2.49m)

Total floor area 118.8 sq.m. (1,279 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



Welcome to

Tickencote

- Stunning Grade II listed cottage
- Quiet village location
- Beautifully presented throughout
- Character features including exposed stone & Inglenook fireplace
- Beautifully fitted kitchen
- Dining Room & cellar
- Lovely cottage garden
- Driveway for off road parking

Tenure: Freehold EPC Rating: D
Council Tax Band: E

guide price

£475,000



Please note the marker reflects the
postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Property Ref:

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