



E-mail: [marketdeeping@winkworth.co.uk](mailto:marketdeeping@winkworth.co.uk)

website: [www.winkworth.co.uk](http://www.winkworth.co.uk)

**NOTE:** these are draft sale particulars awaiting vendor's approval and are therefore subject to change. All areas & measurements are approximate. The text, photos and plans shown in this brochure are for guidance only and do not form part of offer or contract and must not be relied upon as fact. It should not be assumed that the property has all necessary planning or consents required. The services and associated fittings, systems and appliances have not been tested by the Agents. Purchasers must satisfy themselves by inspection or otherwise.

Viewing is strictly via the selling agent by appointment with Winkworth, 5a High Street, Market Deeping, Cambs, PE6 8ED on 01778 347098 or [marketdeeping@winkworth.co.uk](mailto:marketdeeping@winkworth.co.uk)

**AGENTS NOTE:** If you are interested in making an offer on this property, please contact a member of the sales team who will take the necessary information from you in order to present the offer to the vendor to ensure we receive a speedy response. Due to Money Laundering Regulations 2007, we require proof of identification from all purchasers and proof of cash from buyers not requiring a mortgage.

#### MORTGAGE ADVICE

In order that we can assist you with your move as smoothly as possible, our Mortgage Advisor can offer you whole of market advice, to ensure that you get the right financial package for your new home. It is also part of our qualifying process that you speak to our Mortgage Advisor when we are asking the vendor to consider your offer.

#### SOLICITORS

You will require a legal representative to act for you on any proposed purchase, we can recommend local solicitors who we work with so if you would like a quote please ask the member of the team when you make your offer and we can organize this for you.



17 TALLINGTON ROAD, BARHOLM, PE9 4RE **£275,000**

A delightful stone cottage, full of warm and charm, cleverly arranged and beautifully presented, enjoying attractive westerly facing gardens. From exposed timber beams and cast wood burner to a bespoke refitted kitchen and separate utility, two bedrooms and bathroom with roll top bath, every inch of the property has been thoughtfully arranged.



ACCOMMODATION

Set along a country lane approaching the charming village of Barholm with the Church framing the background, cast railings and neat hedging flanking the causeway, a cast hand gate opens through to the attractive stone frontage, a timber entrance door opens through to:

ENTRANCE LOBBY

In from the rain and place to hang coats and take off shows with timber latch door opening through to:

SITTING ROOM

14’11 (max) x 11’2 a cozy yet bright morning room with window to the front aspect, with exposed stonework, timber beams, bespoke storage and shelving alcoves, feature fireplace with cast wood burner, side stairs to the first-floor accommodation, electric heater, power points and TV point.

KITCHEN

15’4 x 7’ a reconfigured space with window to the rear aspect and timber latch door through to the utility room, comprising a range of bespoke refitted base and eye level storage units, incorporating roll edge work surface with ceramic Belfast sink inset and mixer tap over, integrated double oven and four ring hob with concealed extractor fan over, plumbing and space for dishwasher, fridge freezer space, exposed stonework, electric heater, power points and tiled effect flooring.

UTILITY

7’6 x 7’5 a cleverly rearranged space, a pleasant garden room is now a functional utility room with glazed roof and part glazed door onto to the westerly facing rear gardens, wood effect roll edge work surface with sink inset and mixer tap over, plumbing and space for washing machine, space for tumble dryer, electric heater, power points and tiled flooring.

LANDING

Attractive part panelled walls and latch doors leading to:

BATHROOM

With window to the rear aspect and comprising a three-piece suite, low level WC, wash hand basin and roll top bath with claw feet, heated towel rail, exposed stonework and timber, finished with wood effect flooring.

BEDROOM

12’5 x 11’1 a lovely double bedroom with window to the front aspect, exposed stone and brick, stripped wood flooring, timber beams, clever recessed wardrobe with hanging rails, electric heater and power points.



BEDROOM

9’4 x 7’2 (min) 9’2 (max) with window to the rear aspect, striped wood floor, recessed airing cupboard, exposed timber, electric heater and power points

OUTSIDE

The neat frontage is partially enclosed by cast railings and neat heading with a gravel finish and inset shrubs. The rear gardens enjoy a westerly facing aspect and are true to the cottage, with an attractive pebbled courtyard area for breakfast or an evening Gin & Tonic, offering a good degree or privacy with access to a BRICK BUILT WORKSHOP 9’4 x 10’2 with power and light connected and eaves storage, a timber hand gate takes you to shaped lawns, enclosed by panel fencing and enjoying views over the Church, well stocked mature floral and shrub borders with mature trees and pebble beds, timber shed, trellis work and a lovely timber summer house to sit and read a book.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

Band C

WINKWORTH OFFICE  
CONTACT DETAILS

Tel ; 01778 347098

Email ; marketdeeping@winkworth.co.uk