



16a Main Street, Woodnewton, Stamford, PE8 5EB

 **NEWTON FALLOWELL**

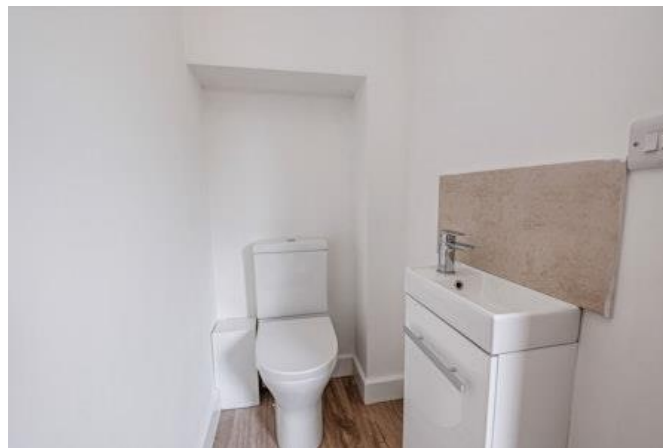


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## Key Features

- Semi-detached stone cottage
- Spacious living room
- Recently renovated
- Newly fitted modern kitchen
- Two double bedrooms
- Three-piece shower room
- Shared driveway providing parking for 2 vehicles
- EPC Rating D
- Freehold

£295,000





Two bedroom semi-detached stone cottage located in the popular village of Woodnewton which has been renovated throughout. The property briefly comprises a living room, modern kitchen, two double bedrooms, three-piece shower room and driveway providing off road parking.

Entering the property via the entrance hall which has a storage cupboard and downstairs WC, the modern kitchen has recently been refitted, boasting a wealth of storage cupboards and integrated appliances including fridge freezer, oven, hob and washing machine and provides space for a dishwasher and small table and chairs. Completing downstairs is the spacious living room which overlooks the courtyard and provides access to the stairs leading to the first floor. To the first floor the landing benefits from a large airing cupboard and connects two double bedrooms, a three-piece shower room.

Outside a shared gravelled driveway leads to the fenced courtyard and provides parking for two vehicles.



Entrance hall

WC

Kitchen 3.6m x 3m (11'10" x 9'10")

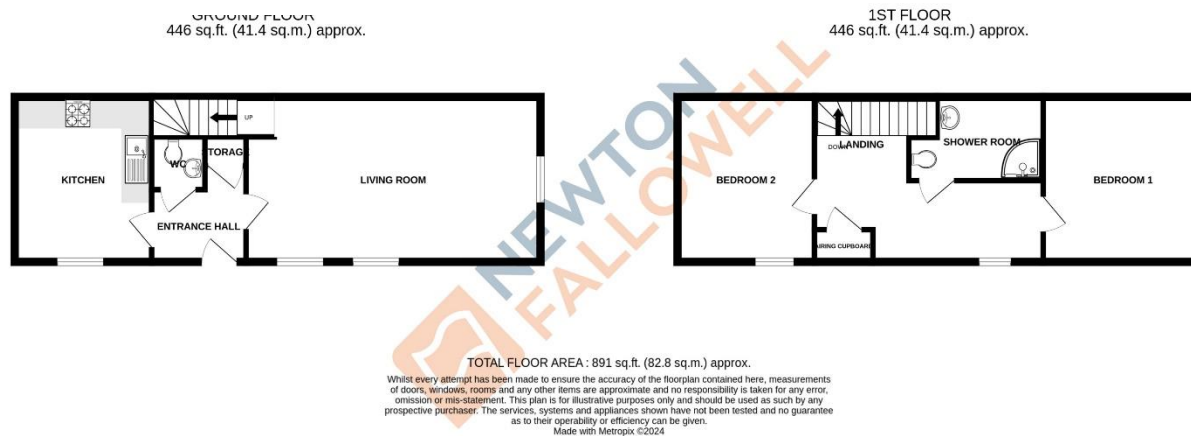
Living room 6.44m x 3.6m (21'1" x 11'10")

Landing

Bedroom one 3.6m x 3.5m (11'10" x 11'6")

Bedroom two 3.6m x 3.02m (11'10" x 9'11")

Shower room



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: X

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.