

## 17 Tallington Road, Bainton, PE9 3AF

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

Positioned within easy access to Stamford, Peterborough and Deeping, this character stone cottage has been updated by the current owners, creating a cosy but generously proportioned home. There are two good size reception rooms, both featuring recently replaced wood effect flooring creating great flexibility for living, dining and office space.

The two bedrooms are both spacious, with the main room featuring a beautiful feature fireplace, highlighting the character and charm of the house. There is a modern upstairs shower room finishing the practical and convenient layout.

Externally, the property has a great size rear garden, mainly laid to lawn with mature borders.

The property is being marketed with NO ONWARD CHAIN.

Agent note: photos taken prior to current tenancy  
**£265,000 Freehold**

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.

- Character stone cottage
- Two reception rooms
- Modern kitchen and shower room
- Beautiful village location
- EPC: Council Tax:

- Two good sized bedrooms
- Finished to a good standard
- Good size rear garden
- NO CHAIN



**ACCOMMODATION:**

**Sitting Room**  
3.73m x 3.33m (12'3 x 10'11)

**Dining Room**  
3.73m x 2.72m (12'3 x 8'11)

**Kitchen**  
3.45m x 1.93m (11'4 x 6'4)

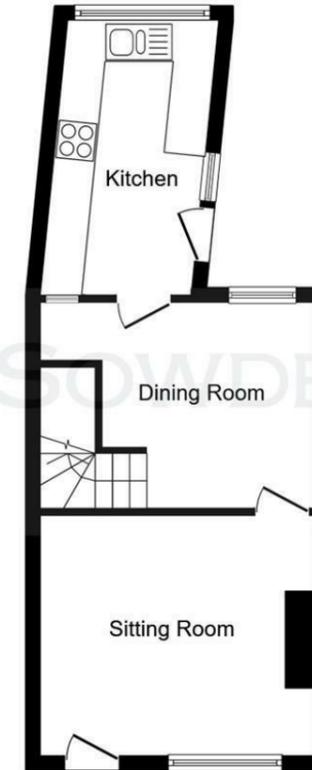
**Landing**

**Master Bedroom**  
3.33m x 3.25m (10'11 x 10'8)

**Bedroom Two**  
2.82m x 2.74m (9'3 x 9')

**Shower Room**

**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](http://www.Propertybox.io)