



 NEWTON
FALLOWELL

Ingthorpe, Great Casterton

Stamford, Rutland, PE9 4AZ

 **NEWTON**
FALLOWELL

Ingthorpe, Great Casterton Stamford, Rutland, PE9 4AZ £1,095 PCM

Tucked away in a quiet rural location on the outskirts of Stamford, a short drive from its plentiful and popular amenities and the A1, sits this gorgeous TWO BEDROOM period cottage. The property features a cosy lounge with log burning stove, light and airy dining room, modern kitchen with some integrated appliances, two spacious bedrooms; one with en-suite bathroom, and a family shower room. Off road parking for two vehicles is also provided, as well as a beautiful low maintenance front garden with open views of the surrounding countryside. The property is undergoing a programme of improvement, with brand new carpets and a full re-decoration throughout. NOTE: PHOTOS TAKEN BEFORE REDECORATION AND RECARPETING.

This stone built semi-detached cottage dates back to the mid-18th century and is arranged over two floors. Entering via the front door, you are presented with doors to the left and right directly into the sitting room and dining room respectively. The cosy feel of the property immediately envelopes you when you enter the sitting room, which features a wood-burning stove, giving the room a real focal point. The dining room is very light and airy, whilst the kitchen features a good range of wall and base units and some integrated appliances, with a further door to outside. The first floor landing connects two well balanced double bedrooms, the master of which features a large en-suite bathroom and built-in wardrobe. The second benefits from the modern fitted shower room.

Outside, the property is approached via a gravelled track to the parking area, providing space for two vehicles. A low wall and steps separate the parking area from the property. The partly enclosed front garden, with mature borders, lawned area and patio provides an excellent entertaining space. Tenants will also have use of a wooden garden shed near the property. Viewing is highly recommended to fully appreciate this beautiful property; contact Newton Fallowell, Stamford to arrange!



Overview

A beautiful two bedroom period property currently being fully re-decorated and re-carpeted, situated in open countryside on the outskirts of Stamford and perfectly located for commuting, being close to the A1, A47 and Stamford Train Station.

Kitchen

10'6 x 9'2 (3.20m x 2.79m)

Dining Room

15'2 x 12'8 (max) (4.62m x 3.86m (max))

Living Room

15'2 x 13'4 (max) (4.62m x 4.06m (max))

Stairway & Landing

Bedroom One

15'2 x 12'7 (max) (4.62m x 3.84m (max))

Bedroom Two

15'3 x 10'1 (max) (4.65m x 3.07m (max))

En-Suite

10'6 x 9'1 (3.20m x 2.77m)

Shower Room

7'1 x 7'3 (2.16m x 2.21m)

Outside

The Property has a very good sized south west facing front garden and patio area, though these are not fully enclosed. Additionally there is parking for two vehicles, as well as a garden shed. The property is set in open countryside, with a lovely outlook over fields and is approached via a gravelled driveway.

Pets

The Landlord of this Property will consider applicants with pets at their discretion.

Council Tax

The Property is a Council Tax Band D, payable to South Kesteven District Council

Energy Efficiency

The Property is of a traditional construction, but is mostly double glazed. The central heating is Oil Fired, and the property has the benefit of a log burning stove in the living room which will contribute greatly to the heating in the winter.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: D

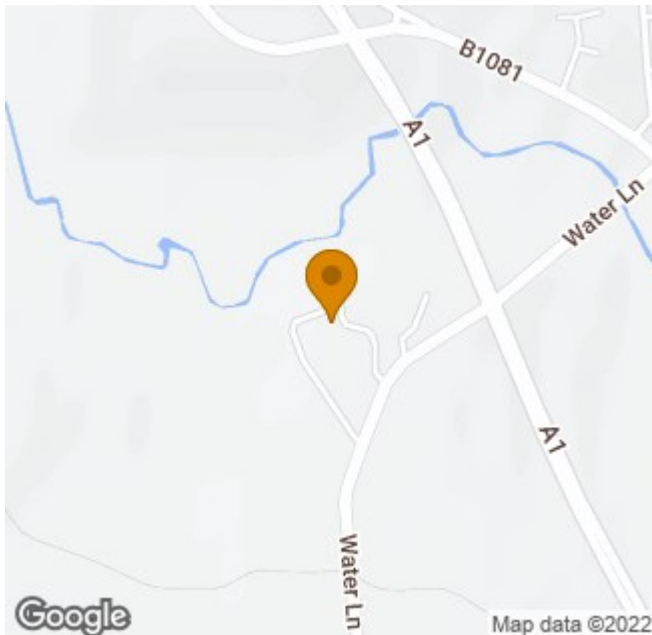
AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 £200, 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 £300 if you use their services.

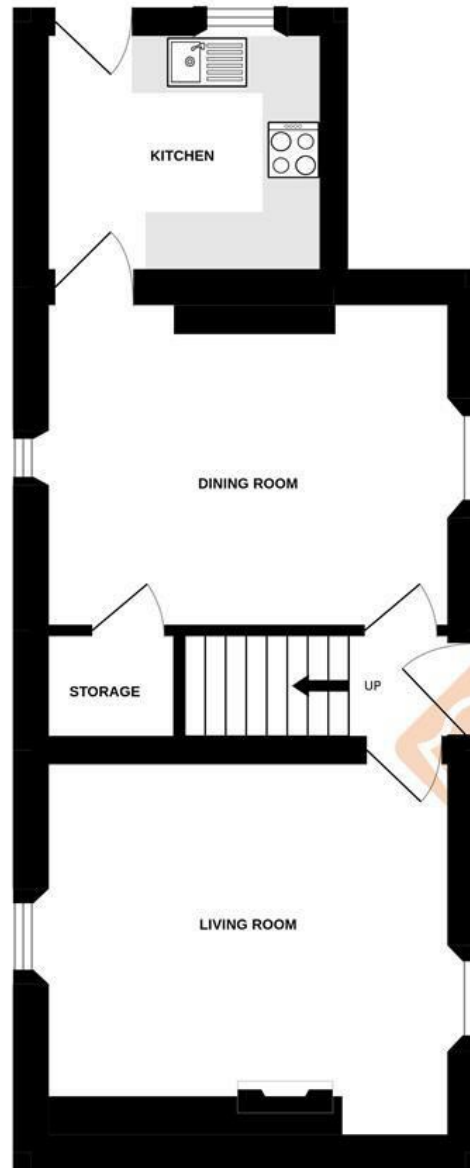


t: 01780 754530

e: stamford.lettings@newtonfallowell.co.uk

www.newtonfallowell.co.uk

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022