



**MaazledeneCareby,**  
Stamford, Lincolnshire, PE9 4EA

**NEWTON**FALLOWELL 

**MaazledeneCareby,  
Stamford, Lincolnshire, PE9 4EA  
£600,000 OIEO Freehold**

Charming extended three bedroom detached cottage situated in the quaint village of Careby overlooking field views front and rear. The cottage has been lovingly renovated and looked after by the current owners, boasting ample reception rooms, spacious kitchen breakfast room, conservatory, three double bedrooms, three bathrooms, driveway, detached oversized garage, mature landscaped rear garden and a paddock with large stable block and workshop.

The property is arranged over two floors, entering via the entrance hall which leads through into the spacious dining room with oak flooring and feature fireplace. The dining room creates access to the first floor, the office/study and the family room. The office/study offers versatility and French doors which open out onto the patio. The family room is a cosy sitting room to relax and enjoy the lovely wood burner and feature stone walls. The kitchen breakfast room offers a range of base and eye level units and breakfast bar. French doors from the kitchen leads into the lovely conservatory which overlooks the garden. Completing downstairs is the extended light and airy living room with oak flooring, feature fireplace and a separate rear hallway with shower room. To the first floor, the landing connects three well proportioned double bedrooms and the family sized four piece bathroom with separate walk in shower. Bedroom one features its own three piece en suite with walk in shower.

Outside to the front an inset footpath leads to the front door enclosed by a low metal railing. A gated entrance to the side of the property leads to the block paved driveway which offers ample off road parking and access to the oversized garage with boarded loft. The rear garden is beautifully landscaped with patio seating areas, lawn with mature trees, shrubbery and flowers. In the middle is a gorgeous open gazebo. To the end of the garden is the 55 x 16 yards paddock with large stable and large workshop. Viewings highly recommended!



**Entrance hall**

3'2 x 2'11 (0.97m x 0.89m)

**Dining room**

16'6 x 12'5 (5.03m x 3.78m)

**Office/study**

14'4 x 11'10 narrowing 7'3 (4.37m x 3.61m narrowing 2.21m)

**Family room**

16'6 x 12'5 (5.03m x 3.78m)

**Kitchen breakfast room**

18'6 x 12'2 (5.64m x 3.71m)

**Conservatory**

11'9 x 11'1 (3.58m x 3.38m)

**Living room**

18'6 x 14'9 (5.64m x 4.50m)

**Rear hall**

6'3 x 4'9 (1.91m x 1.45m)

**Shower room**

6'3 x 5'9 (1.91m x 1.75m)

**Landing**

1'6 narrowing 3 x 8'1 narrowing 2'10 (0.46m narrowing 0.91m x 2.46m narrowing 0.86m)

**Bedroom one**

16'2 narrowing 7'2 x 15'5 narrowing 10'2 (4.93m narrowing 2.18m x 4.70m narrowing 3.10m)

**En suite**

5'9 x 4'10 (1.75m x 1.47m)

**Bedroom two**

13'4 x 12'5 (4.06m x 3.78m)

**Bedroom three**

12'7 x 8 (3.84m x 2.44m)

**Bathroom**

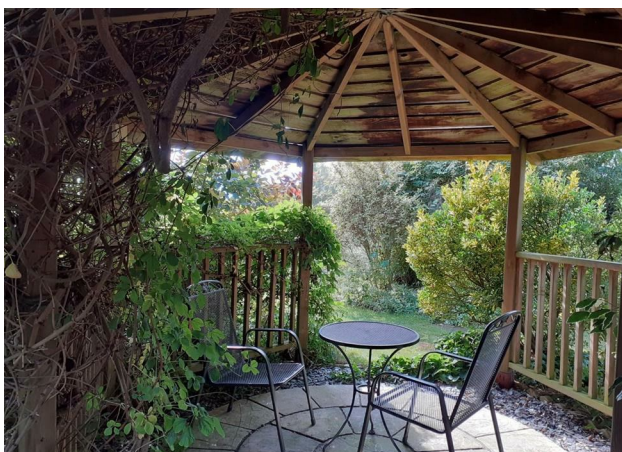
9 x 8'1 (2.74m x 2.46m)

**Stables**

13 x 13 (3.96m x 3.96m)

**Workshop**

18 x 13 (5.49m x 3.96m)



- Charming three bedroom detached cottage
- Multiple reception rooms
- Stone feature walls
- Beautiful landscaped garden
- Driveway with detached oversized garage
- Paddock land with large stable and workshop
- Three bathrooms
- EPC rating - D



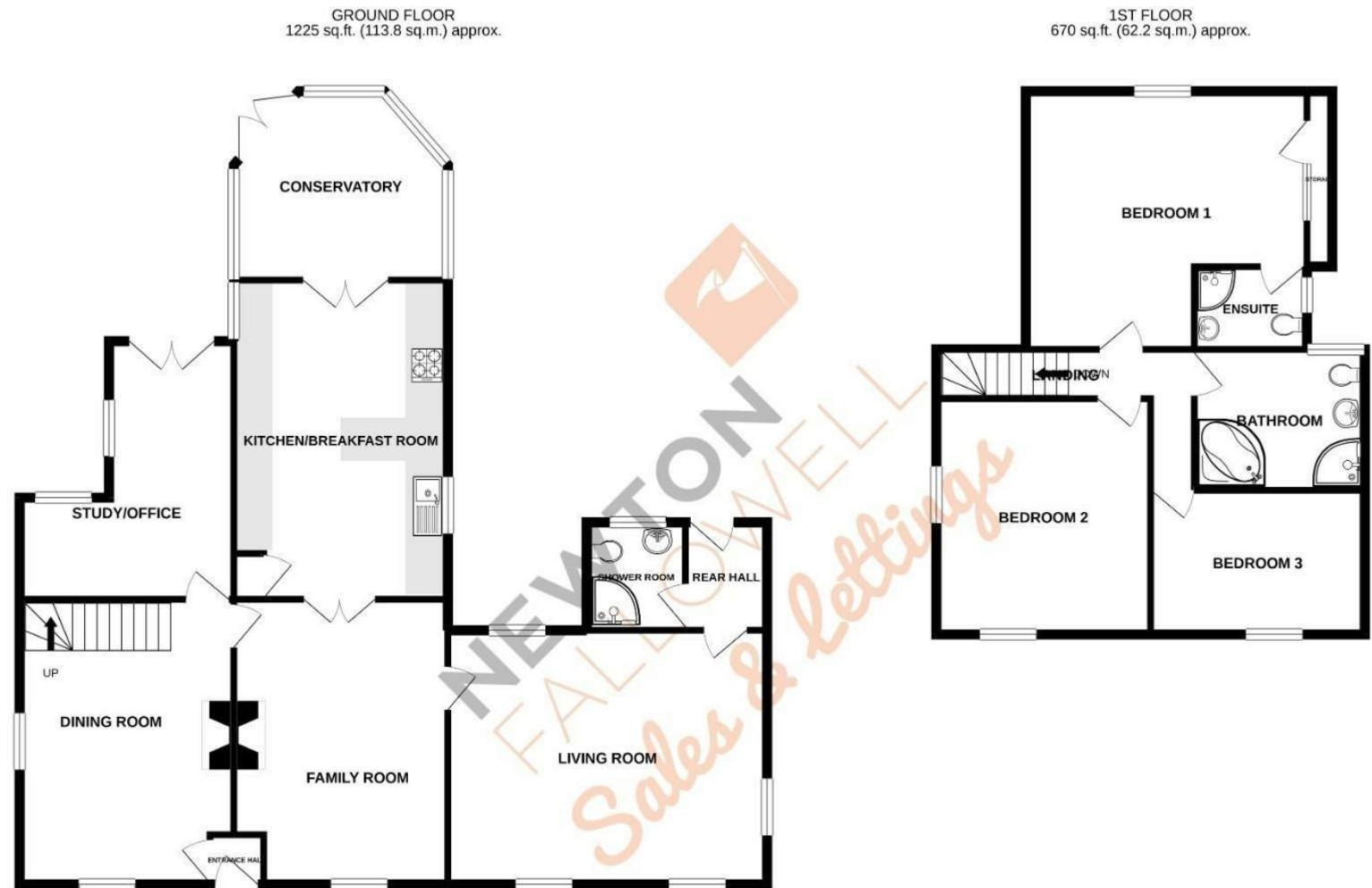
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	56
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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TOTAL FLOOR AREA : 1894 sq.ft. (176.0 sq.m.) approx.

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