

**IVY COTTAGE, MILL LANE, TALLINGTON
PE9 4RR**

£565,000

FREEHOLD



**briggs
residential**

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Tucked away in a small village lane and offered for sale with no chain, this impressive detached village cottage backs onto open countryside and has four bedrooms to the first floor and superb ground floor accommodation. With its lovely relaxing southerly facing gardens, viewing of this home is highly advised to appreciate its superb location within the village, which is just a short distance from Stamford town centre.

ENTRANCE

Entrance door opening to

HALLWAY 17' x 5'9 (5.18m x 1.75m)

An impressive entrance to this home, this large hallway has built-in cupboards and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC, wash-hand basin, cupboard and window to rear elevation.

LIVING ROOM 22' x 16'9 (6.71m x 5.11m)

A light and airy room enjoying views over the gardens with French doors opening onto the patio, further window to side elevation and fireplace housing cast-iron woodburner.

SUN ROOM 17' x 10'9 (5.18m x 3.28m)

Featuring a high vaulted ceiling, this room has French doors with windows either side opening onto the rear patio and further window to side elevation.

KITCHEN/DINING ROOM 24'6 x 23'7 (7.47m x 7.19m)

An L-shaped room featuring a large dining area with French doors opening onto the rear gardens, with family area and kitchen area with a range of ample wall and base units with built-in appliances, walk-in larder and window to side elevation.

UTILITY ROOM 5'8 x 5'7 (1.73m x 1.70m)

LANDING

A large landing with study area.

BEDROOM ONE 13'1 x 11' (3.99m x 3.35m)

Enjoying views over the rear garden, with radiator and doors to En-suite Cloakroom and Dressing Room.

DRESSING ROOM

Enjoying views over the rear garden.

EN-SUITE CLOAKROOM

Comprising wash-hand basin and low flush WC.

BEDROOM TWO 10'4 x 9'9 (3.15m x 2.97m)

With radiator and enjoying views over the rear garden.

BEDROOM THREE 10'1 x 8' (3.07m x 2.44m)

With radiator and enjoying views over the rear garden.

BEDROOM FOUR 10'3 x 10' (3.12m x 3.05m)

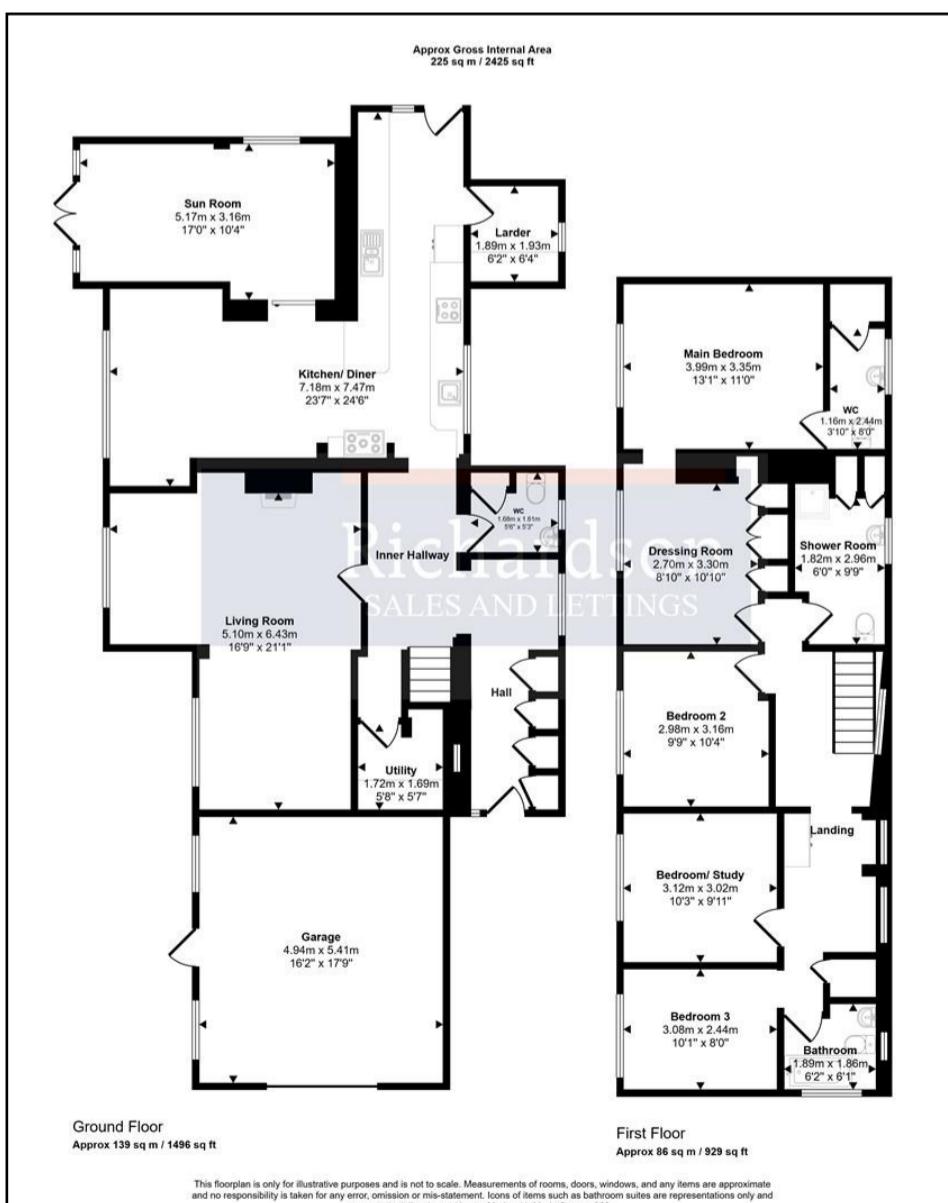
With radiator and enjoying views over the rear garden.

SHOWER ROOM

Comprising shower cubicle, wash-hand basin, low flush WC and window to rear elevation.

BATHROOM

Comprising panelled bath, wash-hand basin and low flush WC.



OUTSIDE

The property has a driveway which leads to a large garage (17'9 x 16'2 (5.41m x 4.93m)) with two windows to rear elevation and side personal door.

The gardens which are a stunning feature of this home, provide a high degree of privacy and have a southerly aspect backing onto open countryside. The gardens are mainly laid to lawn with various mature shrubs and trees, with a large patio area, paving and are a perfect relaxing place to be on a sunny Sunday afternoon.

EPC RATING: D

COUNCIL TAX BAND: E (SKDC)

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