

9 Turnpole Close, Stamford, PE9 1DT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	81
England & Wales		EU Directive 2002/91/EC	

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

This spacious four double bedroom detached family home comes with a stylish breakfast kitchen, three reception rooms and a double garage. The property is set in a cul-de-sac location that provides easy access to the town centre and local amenities.

The accommodation comprises: - Entrance porch, hallway, bay fronted sitting room, dining room, breakfast kitchen, utility room, garden room, cloakroom, landing, Main bedroom with en-suite, three further bedrooms and a family bathroom.

The home overlooks a green to the front and has a block paved driveway that provides ample parking, as well as the double garage. To the rear is a patio and lawn garden.

Guide Price £545,000 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.

- Detached family home
- Three reception rooms
- Main bedroom with en-suite
- Double garage & block paved driveway
- Council Tax Band - E

- Four bedrooms
- Stunning breakfast kitchen with island
- Gas fired central heating
- Garden room & utility
- EPC - C



ACCOMMODATION:

Entrance Porch
1.91m x 1.17m (6'3" x 3'10")

Hallway

Cloakroom

Sitting Room
6.02m x 3.58m (19'9" x 11'9")

Dining Room
3.30m x 3.00m (10'10" x 9'10")

Breakfast Kitchen
5.05m x 3.48m (16'7" x 11'5")

Utility Room
3.53m x 2.06m (11'7" x 6'9")

Garden Room
4.93m x 2.54m (16'2" x 8'4")

Landing

Main Bedroom
4.32m into fitted wardrobe x 3.56m (14'2" into fitted wardrobe x 11'8")

En-suite
2.13m x 1.85m (7' x 6'1")

Bedroom Two
3.99m x 2.46m (13'1" x 8'1")

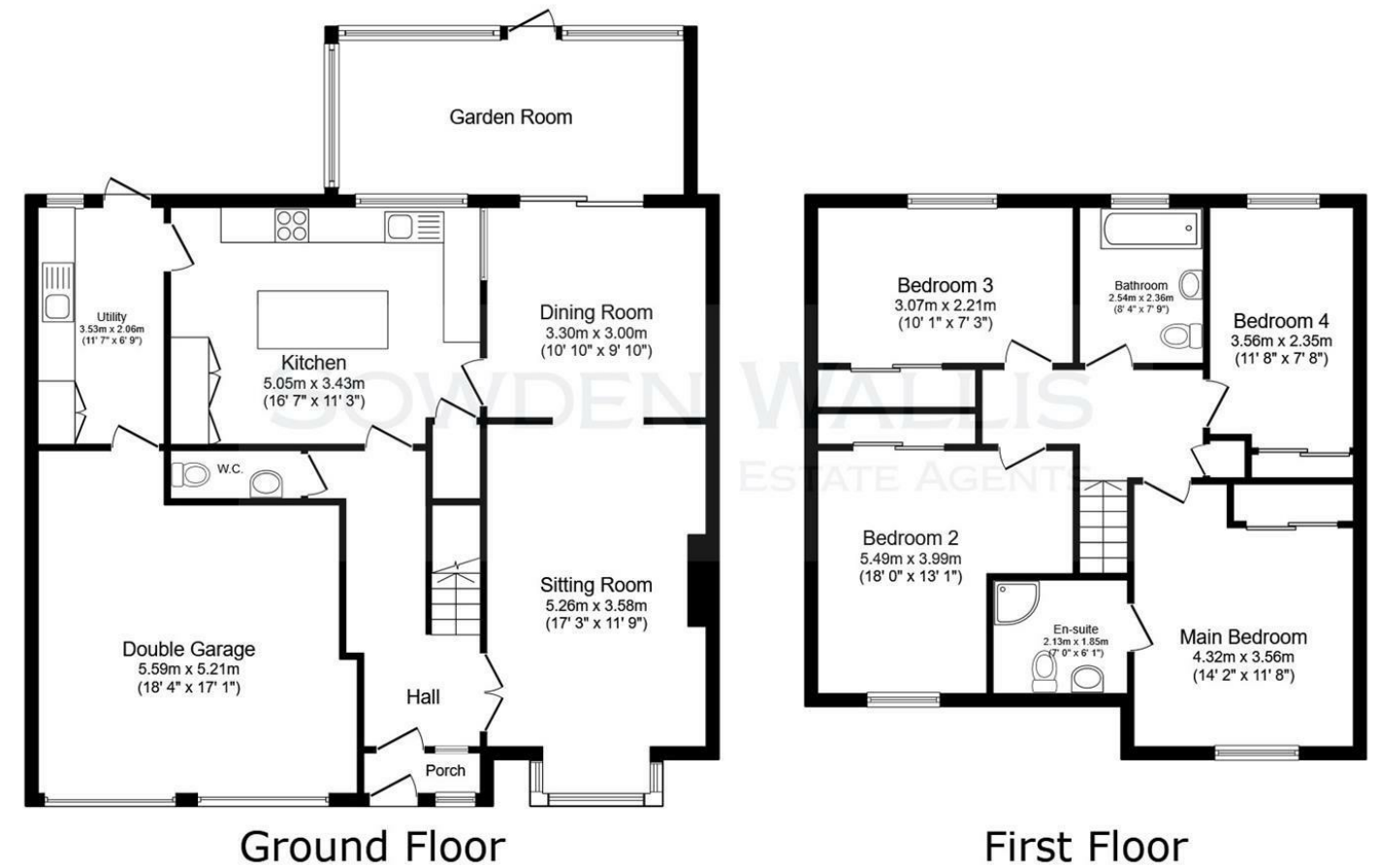
Bedroom Three
3.56m x 2.54m (11'8" x 8'4")

Bedroom Four
3.07m x 2.21m (10'1" x 7'3")

Family Bathroom
2.31m x 2.24m (7'7" x 7'4")

Double Garage
5.21m max x 5.59m (17'1" max x 18'4")

FLOOR PLAN:



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