

15 Bramble Grove, Stamford, Lincs, PE9 4BL

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		
	71	76
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	56	83
England & Wales		
EU Directive 2002/91/EC		

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.

Positioned on the edge of Stamford, with great access to the A1, is this three bedroom semi detached home. Offered to the market with no onward chain, this property would make a great investment or first home.

Downstairs, the property has an open plan lounge diner running from the front to back of the home, making it a lovely light space. There is a modern kitchen and addition of a conservatory to the rear, creating an ideal additional reception space. Finishing the ground floor is a downstairs cloakroom and entrance hallway.

Upstairs are two generous double bedrooms and a further spacious single with built in storage, in addition to the family bathroom with three piece suite.

The garden is mainly laid to lawn with a patio area and storage shed. There is a driveway to the front leading to the integral garage, offering potential for conversion (STPP).

£260,000 Freehold



- Three bedroom semi detached home
  - Modern kitchen and bathroom
  - Garage and driveway parking
  - NO CHAIN
- Cul-de-sac location
  - Easy access to the A1
  - Enclosed low maintenance garden
  - Council Tax Band: B EPC: C



ACCOMMODATION:

Entrance Hall

WC

Lounge Dining Room  
5.74m x 4.39m (18'10 x 14'5)

Kitchen  
3.38m x 2.36m (11'1 x 7'9)

Conservatory  
3.02m x 2.18m (9'11 x 7'2)

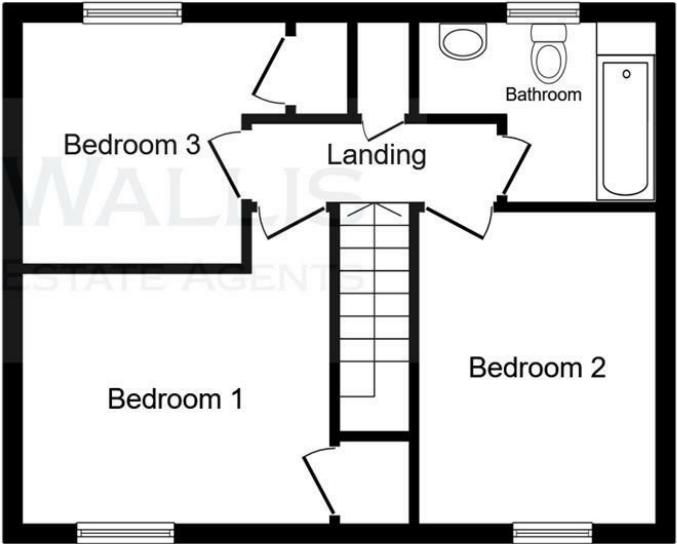
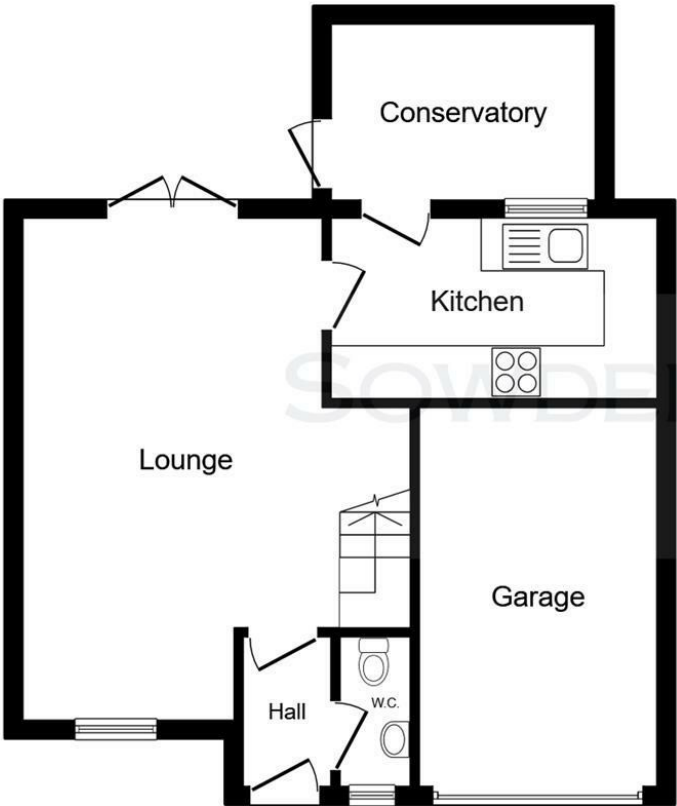
Bedroom One  
3.40m x 3.00m (11'2 x 9'10)

Bedroom Two  
3.66m x 2.62m (12'0 x 8'7)

Bedroom Three  
2.95m x 2.69m (9'8 x 8'10)

Bathroom

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