

## 3 Field Close, Collyweston, Stamford, PE9 3QS

Set in a secluded cul-de-sac location, this stone built detached family home offers versatile and stylish accommodation over three floors. There are five bedrooms, with the Main bedroom featuring twin built-in wardrobes and an en-suite, whilst the open plan kitchen diner comes with a kitchen island, wood and quartz work surfaces and patio doors onto the rear garden.

The accommodation comprises: - Entrance Hall, sitting room, kitchen diner, utility room, cloakroom, landing, Main bedroom with built-in wardrobes and en-suite, two further bedrooms with built-in wardrobes, family bathroom, landing, two further bedrooms and a shower room.

The property has a very good energy performance rating and comes with gas fired central heating, a heat recovery system and double glazing.

To the rear of the property is a well presented patio and lawn garden that leads to the driveway with parking for two cars and a large storage shed.

NO CHAIN  
**Asking Price £525,000 Freehold**

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			
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			
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.

- Detached modern stone built family home
- Main bedroom with twin built-in fitted wardrobes & en-suite
- Gas fired central heating with heat recovery system
- Three bath/shower rooms & a downstairs cloakroom
- Drive with parking for two cars, storage shed & a patio & lawn garden
- Five bedrooms
- Stylish kitchen diner with patio doors opening onto the rear garden
- Bay fronted sitting room
- Cul-de-sac location
- EPC - B, Council Tax Band - F, NO CHAIN



## ACCOMMODATION:

### Entrance

### Sitting Room

4.78m x 3.96m (15'8 x 13')

### Kitchen Diner

6.53m x 3.76m (21'5 x 12'4)

### Utility Room

3.40m x 1.65m (11'2 x 5'5)

### Cloakroom

### Landing

### Main Bedroom

3.99m x 3.30m (13'1 x 10'10)

### En-suite

### Bedroom Two

3.00m x 2.79m (9'10 x 9'2)

### Bedroom Three

2.79m x 2.59m (9'2 x 8'6)

### Family Bathroom

### Landing

### Bedroom Four

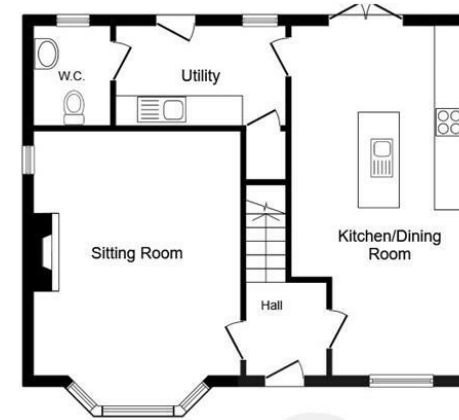
4.24m x 3.76m (13'11 x 12'4)

### Bedroom Five

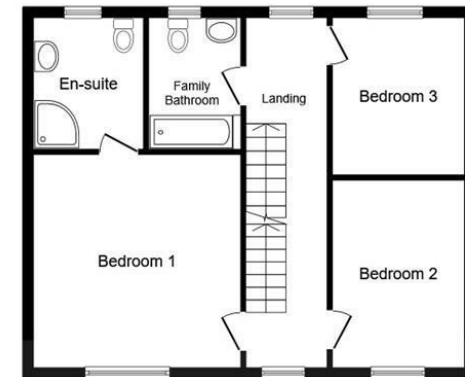
3.99m x 2.01m (13'1 x 6'7)

### Shower Room

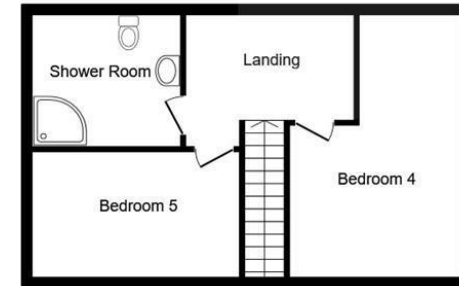
## FLOOR PLAN:



**Ground Floor**



**First Floor**



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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