

22 Brooke Avenue, Stamford, PE9 2RU

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			
		65	77
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 extended four bedroom family home has been extensively modernised and comes with a stunning open plan kitchen diner. The property has been renovated throughout and has a four piece bathroom, four good sized bedrooms and an brick built garden office.

The accommodation comprises: - Entrance hall, sitting room, kitchen diner, cloakroom/utility, conservatory, landing, Main bedroom, three further bedrooms and a family bathroom with bath and walk-in shower.

To the front is a driveway with ample space for two cars and a storage garage. The rear is mainly laid to lawn with a patio area and outbuilding, currently divided into a storage room and home office.

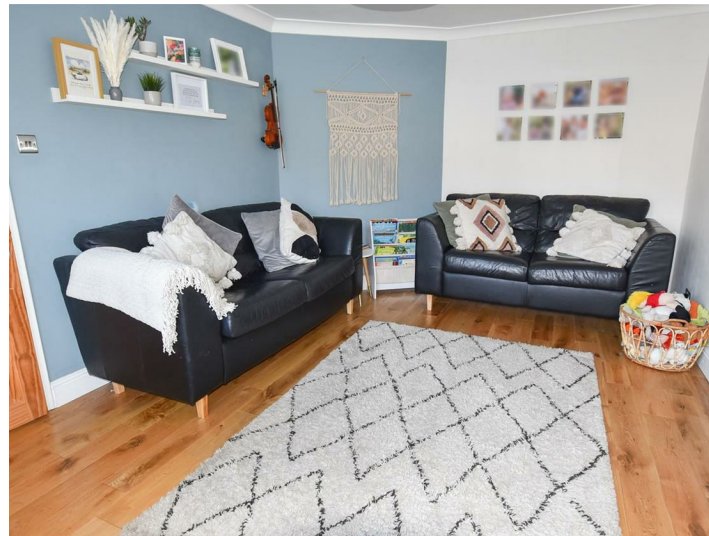
NO CHAIN

£380,000 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.

- Extended and Improved Family Home
- Seperate Lounge and Conservatory
- Four Piece Family Bathroom
- Off Road Parking
- NO ONWARD CHAIN

- Modern Kitchen/Diner
- Utility/Cloakroom
- Garden Outbuilding/Office
- Close Proximity to Schools
- EPC - D Council Tax Band - C



ACCOMMODATION:

Entrance Hall
3.94m x 1.78m (12'11" x 5'10")

Living Room
4.93m x 3.33m (16'2" x 10'11")

Kitchen Diner
6.81m x 3.18m narrowing to 2.57m (22'4" x 10'5" narrowing to 8'5")

Conservatory
3.18m x 3.15m (10'5" x 10'4")

Utility/WC
1.85m x 1.24m (6'0" x 4'0")

Landing
2.94m x 1.8m (9'7" x 5'10")

Bedroom 1
3.43m x 3.00m (11'3" x 9'10")

Bedroom 2
3.71m x 3.35m narrowing to 2.65m (12'2" x 10'11" narrowing to 8'8")

Bedroom 3
2.41m x 2.16m (7'10" x 7'1")

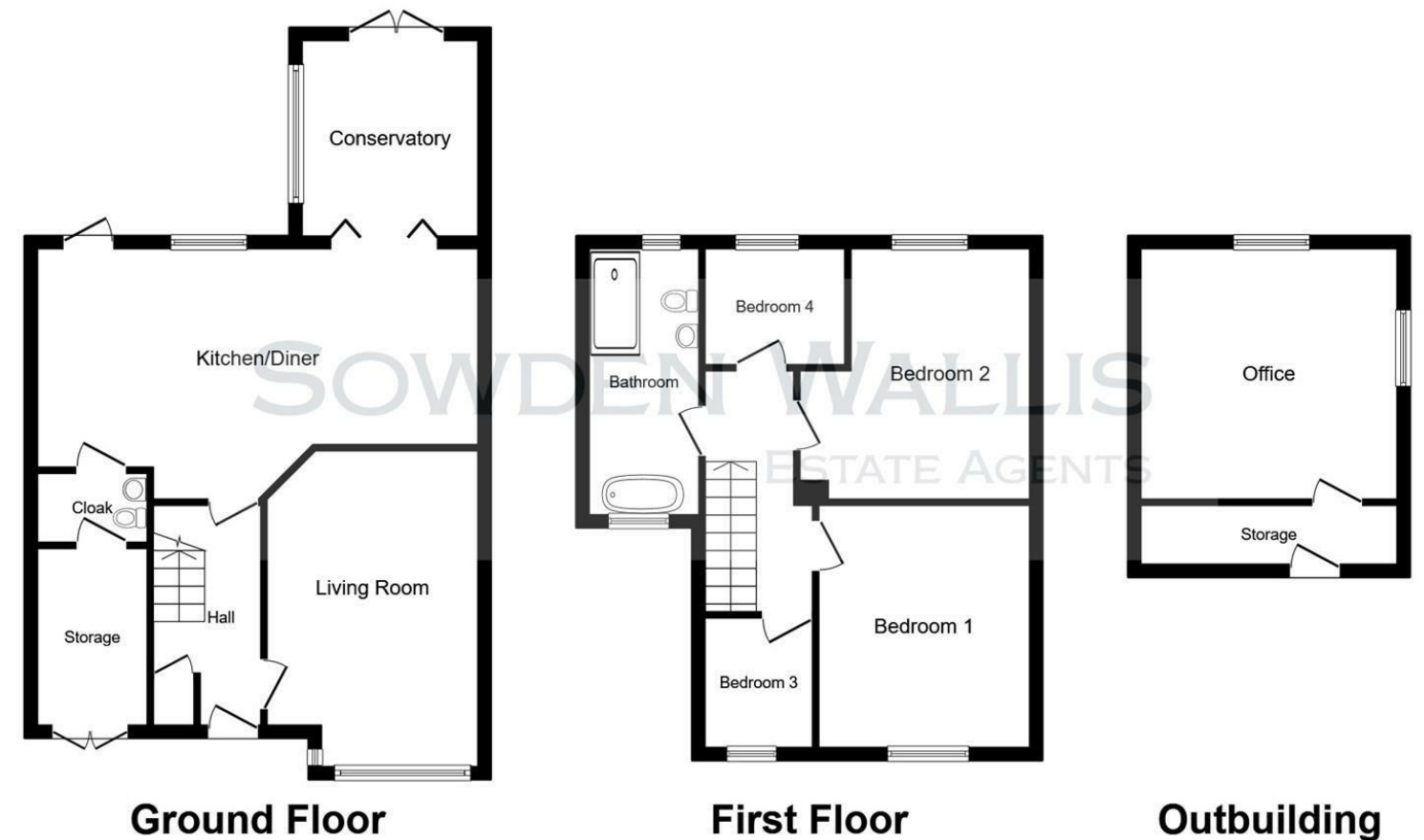
Bedroom 4
2.88m x 1.78m (9'5" x 5'10")

Bathroom
3.94m x 1.83m (12'11" x 6'0")

Office
2.87m x 2.44m (9'4" x 8'0")

Storage Garage

FLOOR PLAN:



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