



25 Dunlin Road, Essendine, Stamford, PE9 4UU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B		81	
(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 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	

Set in a cul-de-sac village location with country views to the rear, this three bedroom detached home comes with an air-source heat pump and solar panels, as well as a wood burning stove and generous sitting room and garden room. The Main bedroom has an en-suite, and the family shower room has been recently fitted.

The accommodation comprises: - Entrance hall, sitting room, garden room, kitchen, landing, Main bedroom with en-suite, two further bedrooms and a family shower room.

To the front of the property is a driveway that provides ample off street parking and leads to the integral garage with an electric roller door. To the rear are country views, as well as a well presented patio and lawn garden.

The village of Essendine provides easy access to both Stamford and Bourne.

Asking Price £310,000 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 three bedroom home
- Generous sitting room & garden room
- Main bedroom with en-suite
- Driveway & integral garage
- Council Tax Band - C

- Air source heat pump & solar panels
- Recently fitted shower room
- Wood burning stove in the sitting room
- Electric car charging point
- EPC - B



ACCOMMODATION:

Entrance Hall

Sitting Room
5.89m x 3.45m (19'4 x 11'4)

Garden Room
5.49m x 2.74m (18' x 9')

Kitchen
3.10m max x 2.97m (10'2 max x 9'9)

Landing

Main Bedroom
4.19m x 2.59m plus fitted wardrobes (13'9 x 8'6 plus fitted wardrobes)

En-suite

Bedroom Two
3.33m x 2.51m (10'11 x 8'3)

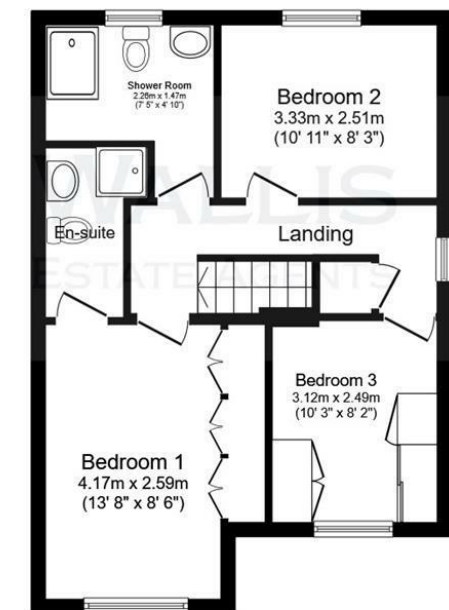
Bedroom Three
3.12m x 2.49m (10'3 x 8'2)

Family Shower Room
2.26m x 1.47m (7'5 x 4'10)

FLOOR PLAN:



Ground Floor



First Floor

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