

## 5 Masterton Road, Stamford, Lincolnshire, PE9 1SJ

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>70</b>
	<b>83</b>
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

This semi-detached family home has been extensively extended and offers spacious and versatile accommodation. The property comes with a large breakfast kitchen, generous entrance hall, Main bedroom and sitting room, as well as three further good sized bedrooms and replacement double glazed windows.

The accommodation comprises: - Entrance hall, cloakroom, sitting room, breakfast kitchen, utility, landing, Main bedroom with en-suite, three further bedrooms and a family bathroom.

To the front is a block paved driveway that provides ample parking space and leads to the single garage, whilst to the rear is sizable patio and lawned garden.

NO CHAIN

**Asking Price £369,995 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 family home
- Spacious Main bedroom with en-suite
- Generous sitting room & large entrance hall
- Good sized rear garden
- Council Tax Band - B

- Large breakfast kitchen
- Three further bedrooms
- Block paved driveway
- Single garage
- EPC - C, NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**  
5.61m x 2.87m (18'5 x 9'5)

**Cloakroom**

**Sitting Room**  
4.57m x 3.48m (15' x 11'5)

**Breakfast Kitchen**  
4.85m x 4.72m (15'11 x 15'6)

**Utility Room**

**Landing**

**Main Bedroom**  
4.85m max x 4.70m max (15'11 max x 15'5 max)

**En-suite**

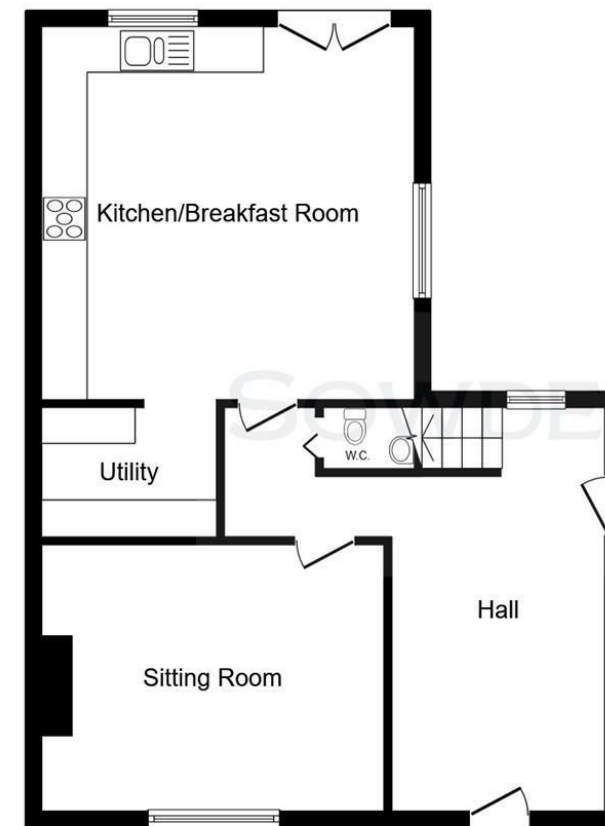
**Bedroom Two**  
4.11m x 3.33m (13'6 x 10'11)

**Bedroom Three**  
3.35m x 3.23m (11' x 10'7)

**Bedroom Four**  
2.95m x 2.13m (9'8 x 7')

**Family Bathroom**

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