

2 Marigold Close, Stamford, PE9 2WJ

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 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 detached family home is finished to a high standard throughout and comes with a stylish kitchen family room, two reception rooms and a conservatory. The main bedroom has built-in wardrobes and an en-suite, whilst the second and third bedrooms are double bedrooms.

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

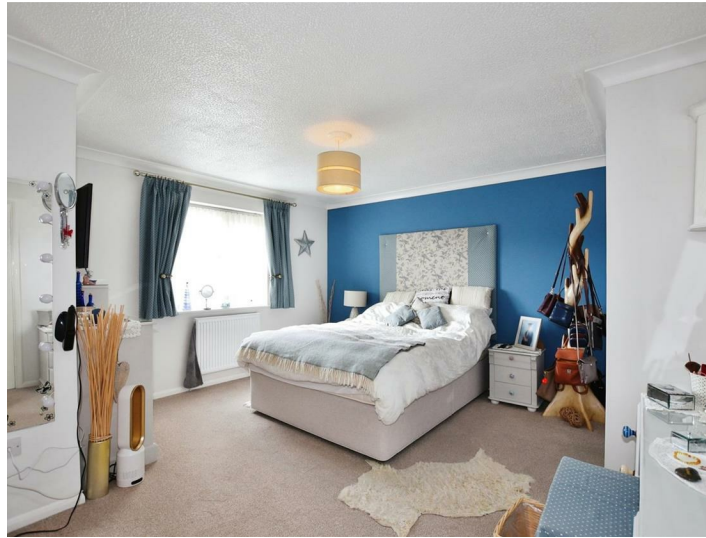
To the front is a driveway that leads to a single integral garage, whilst to the rear is a south facing patio and lawn garden.

The property is set in a cul-de-sac location that provides easy access to the A1 and town.

Asking Price £459,995 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
- Two reception rooms, conservatory & a kitchen family room
- Gas fired central heating
- Presented to a high standard
- Patio & lawn garden
- Four Bedrooms
- Main bedroom with en-suite & fitted wardrobes
- Replacement double glazed windows
- Integral single garage
- Council Tax Band - D, EPC -



ACCOMMODATION:

Entrance Hall

Sitting Room
5.11m x 3.38m (16'09 x 11'1)

Dining Room
2.95m x 2.87m (9'8 x 9'5)

Kitchen Family Room
5.66m max, 2.36m min x 4.24m max, 3.28m min (18'7 max, 7'9 min x 13'11 max, 10'9 min)

Utility Room
1.98m x 1.65m (6'6 x 5'5)

Cloakroom

Conservatory
3.15m x 3.00m (10'4 x 9'10)

Landing

Main Bedroom
4.32m max x 4.27m max (14'2 max x 14' max)

En-suite

Bedroom Two
3.96m x 2.67m (13' x 8'9)

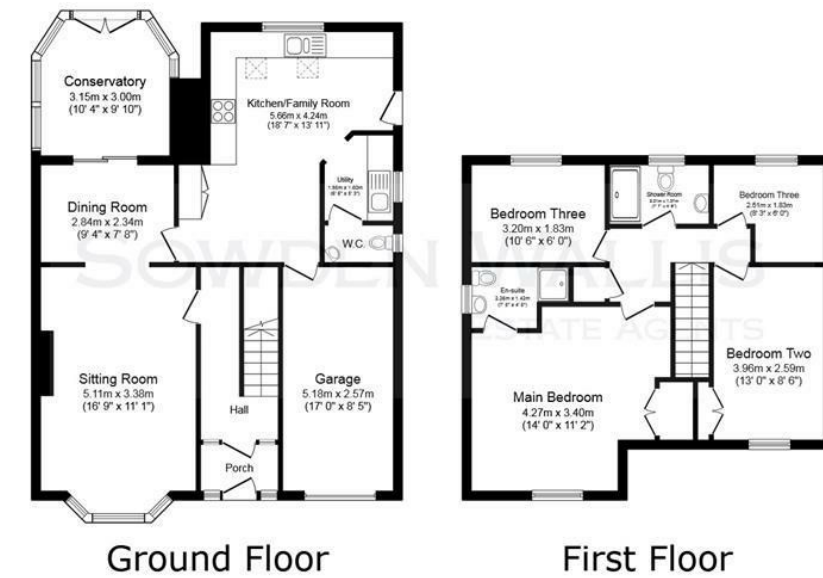
Bedroom Three
3.20m x 3.00m (10'6 x 9'10)

Bedroom Four
2.74m x 2.51m (9' x 8'3)

Family Bathroom
2.13m x 1.80m (7' x 5'11)

Integral Single Garage
5.18m x 2.57m (17' x 8'5)

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