

## 21 Chatsworth Road, Stamford, PE9 2UN

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 75                      | 78        |
| (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 |           |

This extended five bedroom family home offers spacious and versatile accommodation, ideal for modern family living, and is conveniently positioned with easy access to Stamford town centre, local schooling and the A1.

The property features a generous sitting room, providing a comfortable and well-proportioned living space, alongside a flexible family kitchen area designed to suit both everyday use and entertaining. The layout allows for a variety of uses, making it well suited to growing families.

Upstairs, there are five bedrooms, including a principal bedroom with en-suite bathroom, with the remaining bedrooms served by a family shower room.

Further benefits include an annually serviced gas-fired boiler, ensuring efficient heating and hot water.

Externally, the property enjoys a south-facing patio and lawn garden, ideal for outdoor dining and relaxation. To the front, there is off-street parking, adding to the overall practicality of the home.

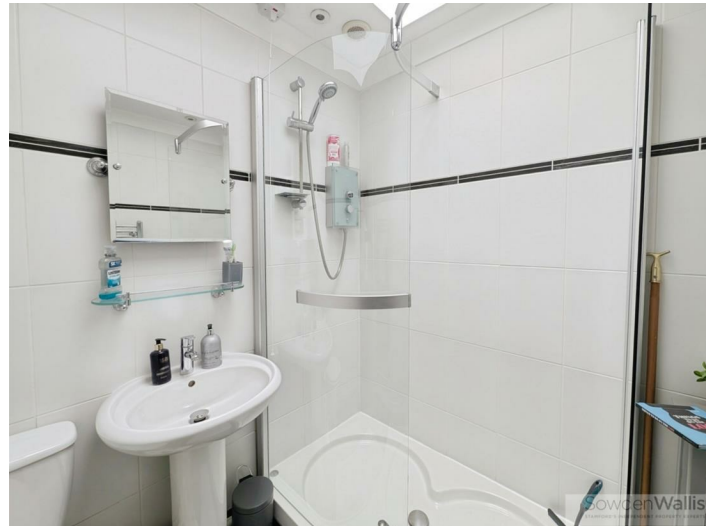
A well-located and adaptable family property offering excellent space and convenience, early viewing is recommended.

**Asking Price £375,000 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 family home
- Generous sitting room
- En-suite to Main bedroom
- Regularly serviced gas fired boiler
- South facing patio & lawn garden

- Five bedrooms
- Versatile kitchen family room at the rear
- Utility Room
- Off street parking & storage garage
- Council Tax Band - B, EPC - C



**ACCOMMODATION:**

**Entrance Porch**  
1.32m x 1.17m (4'4" x 3'10")

**Hallway**  
1.83m x 1.80m (6' x 5'11")

**Sitting Room**  
5.59m x 4.17m max, 3.15m min (18'4" x 13'8" max, 10'4" min)

**Kitchen Family Area**  
5.11m x 2.06m (16'9" x 6'9")

**Additional Kitchen Area**  
2.59m x 2.57m (8'6" x 8'5")

**Dining Area**  
2.57m x 2.41m (8'5" x 7'11")

**Utility Room**  
3.58m x 1.83m (11'9" x 6')

**Landing**

**Main Bedroom**  
5.49m x 3.23m max, 2.82m min (18' x 10'7" max, 9'3" min)

**En-suite**  
2.24m x 2.06m (7'4" x 6'9")

**Bedroom Two**  
3.63m x 3.02m (11'11" x 9'11")

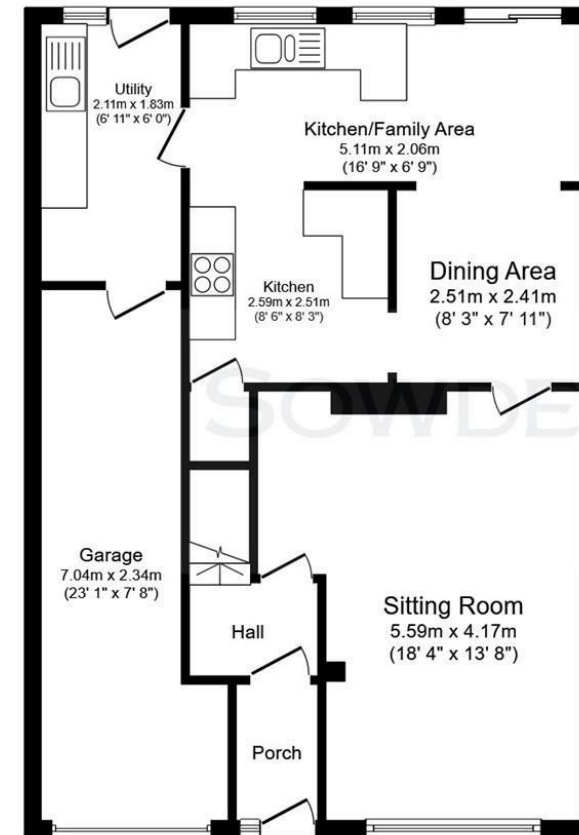
**Bedroom Three**  
3.81m x 1.80m (12'6" x 5'11")

**Bedroom Four**  
4.32m x 1.80m (14'2" x 5'11")

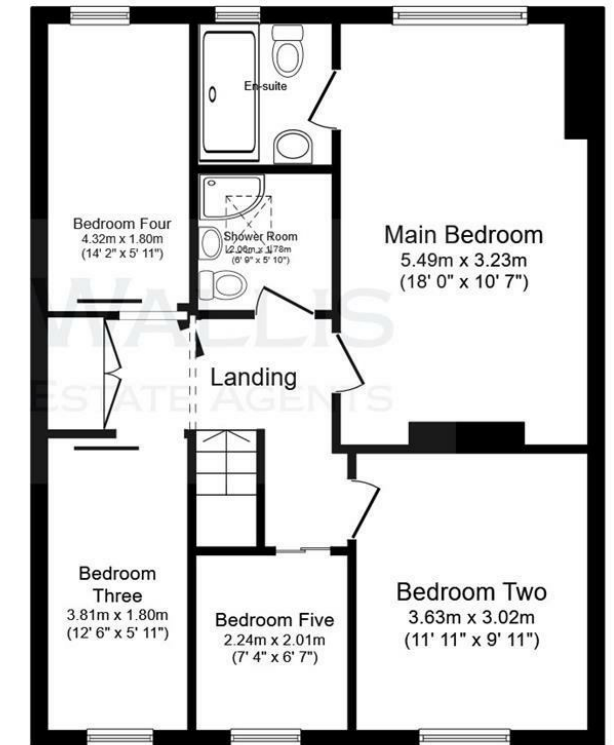
**Bedroom Five**  
2.24m x 2.01m (7'4" x 6'7")

**Shower Room**  
1.93m x 1.78m (6'4" x 5'10")

**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