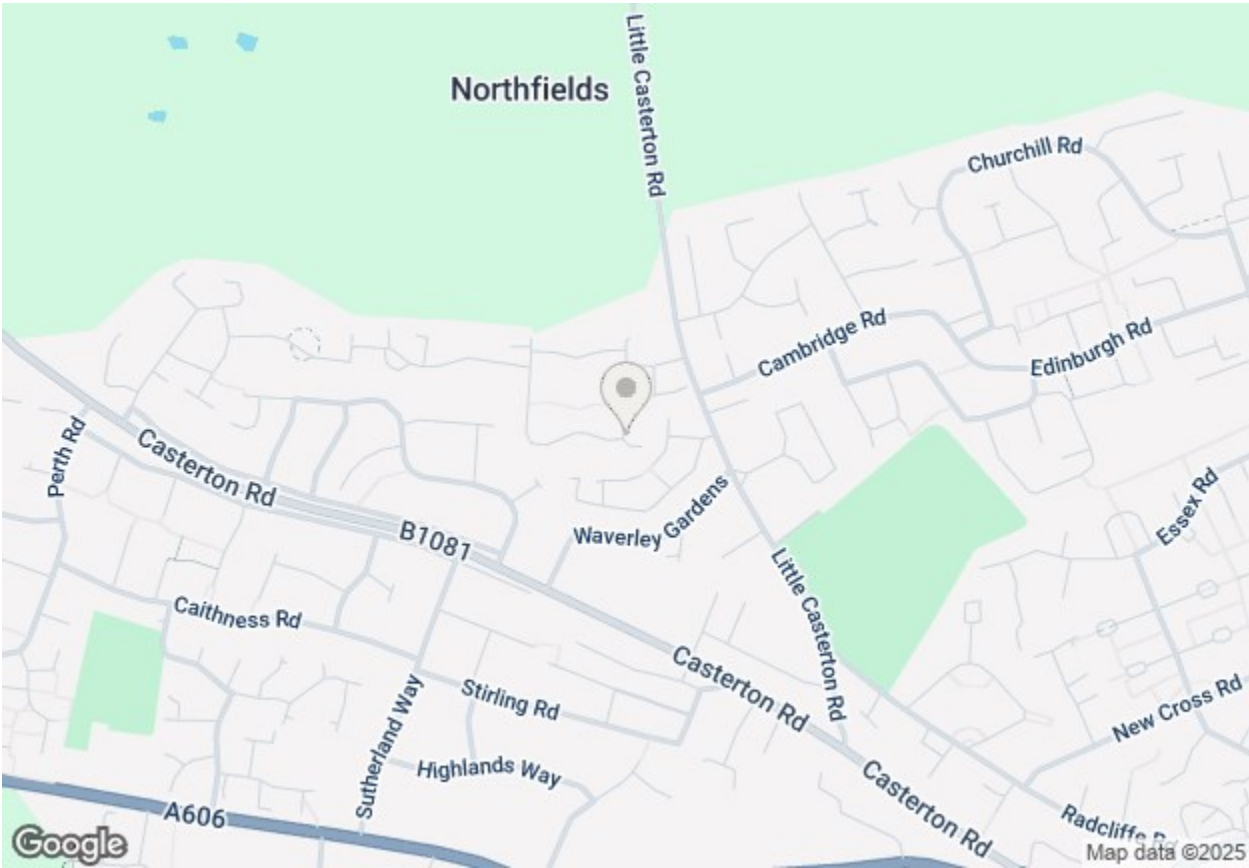




46 Banks Crescent, Stamford, PE9 1FJ

This impressive detached family home offers a perfect blend of modern living and comfort. Originally designed as a five-bedroom property, it has been thoughtfully extended to create a spacious four-bedroom layout, featuring a luxurious Main Bedroom Suite that provides a private retreat for relaxation.

Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or enjoying quiet family time. The heart of the home is undoubtedly the stylish open plan kitchen family room, which boasts a contemporary design complete with a dining area, a charming wood-burning stove, and bi-fold doors that seamlessly connect the indoor space with the outdoors. This creates a wonderful atmosphere for gatherings and family meals.

The property also includes a converted garage, now serving as a gym, providing a convenient space for fitness enthusiasts. The low-maintenance rear garden is a delightful feature, offering two decked areas perfect for alfresco dining or simply soaking up the sun, all while overlooking a picturesque green.

With a large drive for up to six vehicles, this home is not only practical but also perfectly suited for family life. This property is a rare find in Stamford, combining space, style, and functionality in a sought-after location. Whether you are looking for a family home or a place to entertain, this residence is sure to impress.

Asking Price £635,000 Freehold

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		
	80	81
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		
	81	82
England & Wales		
EU Directive 2002/91/EC		

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.

- Four bedroom family home
 - Superb open plan kitchen family room
 - Extended to the rear
 - Bi-fold doors, Quooker Tap, and Gym
 - Ample off street parking
- Presented to a high standard
 - Overlooking a green
 - Formerly a five bedroom home, with Main bedroom now a suite
 - West facing low maintenance garden
 - EPC - C, Council Tax Band - E



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room
5.00m x 4.19m (16'5 x 13'9)

Kitchen Family Room
7.21m x 3.48m (23'8 x 11'5)

Dining Area
3.66m x 3.25m (12' x 10'8)

Study
2.90m x 2.90m (9'6 x 9'6)

Gym
5.49m x 2.82m (18' x 9'3)

Utility
5.49m x 3.12m (18' x 10'3)

Landing

Main Bedroom
5.79m x 2.87m (19' x 9'5)

En-suite

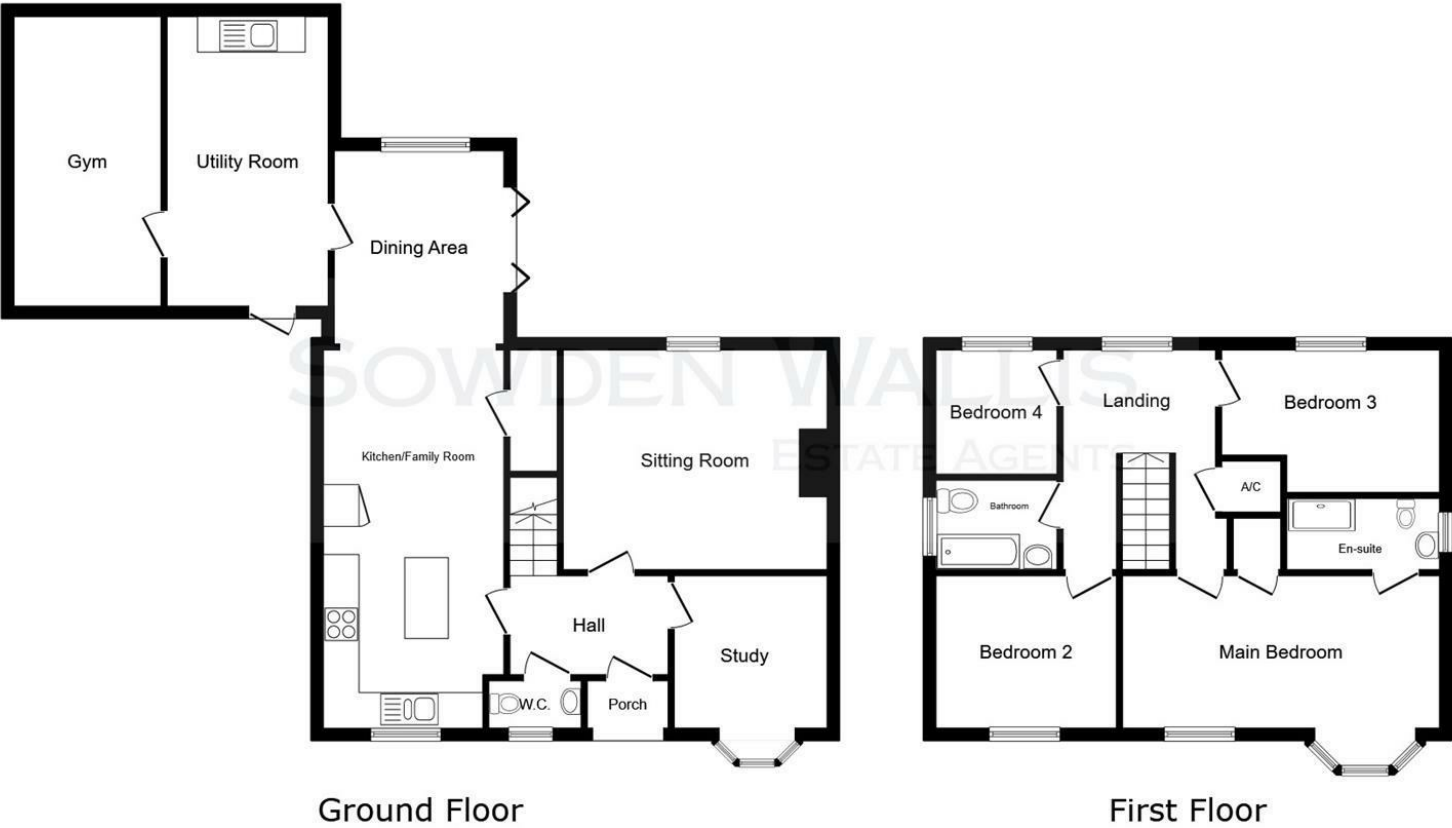
Bedroom Two
3.76m x 2.84m (12'4 x 9'4)

Bedroom Three
3.91m x 2.51m (12'10 x 8'3)

Bedroom Four
2.59m x 2.59m (8'6 x 8'6)

Family Bathroom

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