

2 The Courtyard, Stamford, PE9 2FP

Set within walking distance of the town centre, this five bedroom double fronted link detached home comes with a stylish breakfast kitchen that leads to an open plan lounge diner and conservatory. The Main bedroom comes with built-in wardrobes and an en-suite shower room, whilst all of the bath and shower rooms have recently been re-fitted.

The accommodation is set over three floors with the ground floor comprising of an entrance hall, lounge diner, breakfast kitchen, utility room, conservatory, study and cloakroom.

On the first floor is the landing, sitting room, Main bedroom with built in wardrobes and en-suite, second bedroom and the newly fitted family bathroom. The third floor comprises of three bedrooms and another recently re-fitted shower room.

To the rear is an enclosed patio and lawn garden that leads to the single garage and two parking spaces, whilst to the front is a generous private lawn garden with mature hedges.

Viewing is highly recommended in order to appreciate the accommodation on offer.

Asking Price £675,000 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			
		69	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			
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.

- Modern town house
- Greatly improved by the current owner
- Breakfast kitchen that opens into the lounge
- Master Bedroom with en-suite
- Single garage & two parking spaces

- Newly fitted kitchen and bathrooms
- Five bedrooms
- Walking distance to the town centre
- Office and additional sitting room
- Garden to front and rear. EPC -



ACCOMMODATION:

Entrance Hall

Cloakroom

Study
2.77m x 2.18m (9'1 x 7'2)

Breakfast Kitchen
4.72m x 3.30m (15'6 x 10'10)

Utility Room
2.18m x 1.75m (7'2 x 5'9)

Lounge Diner
7.52m x 3.53m (24'8 x 11'7)

Conservatory
3.81m max x 3.20m max (12'6 max x 10'6 max)

Landing

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

Master Bedroom
4.60m x 3.61m (15'1 x 11'10)

En-suite Shower Room

Bedroom Two
4.47m x 3.00m (14'8 x 9'10)

Family Bathroom

Landing

Bedroom Three
4.39m x 2.64m (14'5 x 8'8)

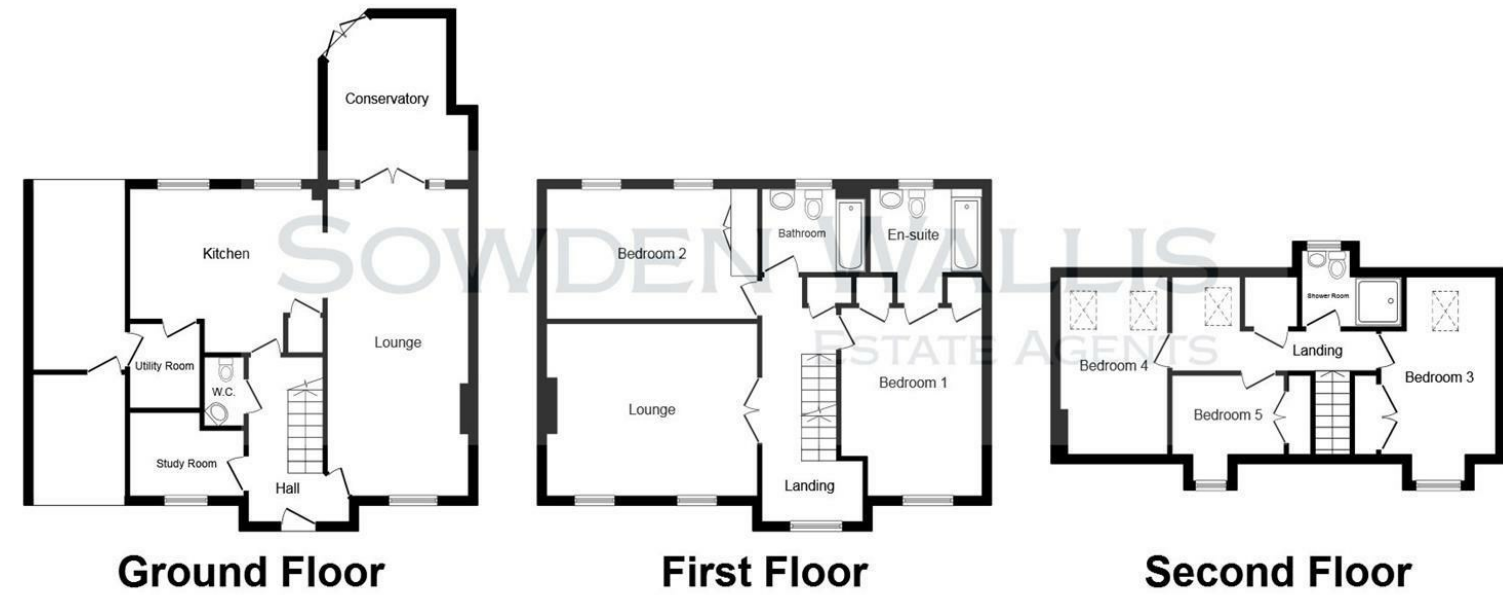
Bedroom Four
4.37m x 2.92m (14'4 x 9'7)

Bedroom Five
2.64m max x 2.24m (8'8 max x 7'4)

Shower Room

Single Garage

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.