

4 Turnpole Close, Stamford, PE9 1DT

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			
		72	78
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	

Located in a popular residential area with excellent access to Stamford town centre and a range of local amenities, this immaculately presented three bedroom home has been significantly improved by the current owner and finished to a high standard throughout.

The property offers a stylish and contemporary interior, with the accommodation opening into a bright and welcoming lounge featuring a bay window, creating an attractive focal point. To the rear, a modern refitted kitchen diner provides a well-designed and practical space, ideal for both everyday living and entertaining, with direct access out to the garden.

Upstairs, there are three well-proportioned bedrooms, served by a newly fitted, modern family bathroom, completed to a high specification.

Externally, the property benefits from a driveway providing off-street parking for two vehicles, along with lawned gardens to the front and a west-facing rear garden, ideal for enjoying the afternoon and evening sun. An added advantage is the inclusion of an electric car charging point, enhancing the home's modern appeal.

A beautifully presented property offering stylish living in a convenient location — viewing is highly recommended.

Asking Price £265,000 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.

- Cul-de-sac location
- Immaculately presented
- Modern kitchen and family bathroom
- Off street parking and electric car charger
- Council Tax Band - B

- Three bedroom semi-detached home
- Greatly improved by the current owner
- Gas fired central heating
- West facing patio & lawn garden
- EPC - C



ACCOMMODATION:

Sitting Room

1.50m into bay, 3.84m (4'11 into bay, 12'7)

Kitchen

4.34m x 2.95m (14'3 x 9'8)

Landing

Principal Bedroom

4.37m into fitted wardrobes, 3.71m min x 2.62m (14'4 into fitted wardrobes, 12'2 min x 8'7)

Bedroom Two

2.36m x 2.29m (7'9 x 7'6)

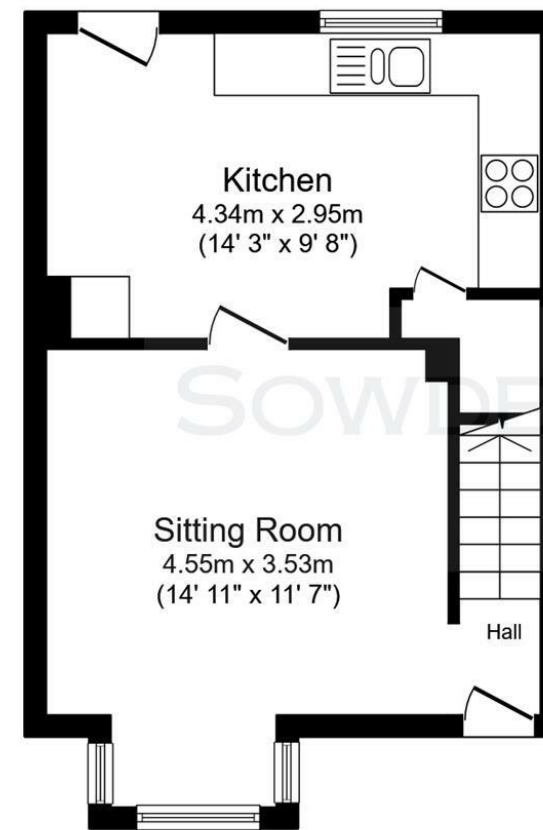
Bedroom Three

2.46m x 1.96m (8'1 x 6'5)

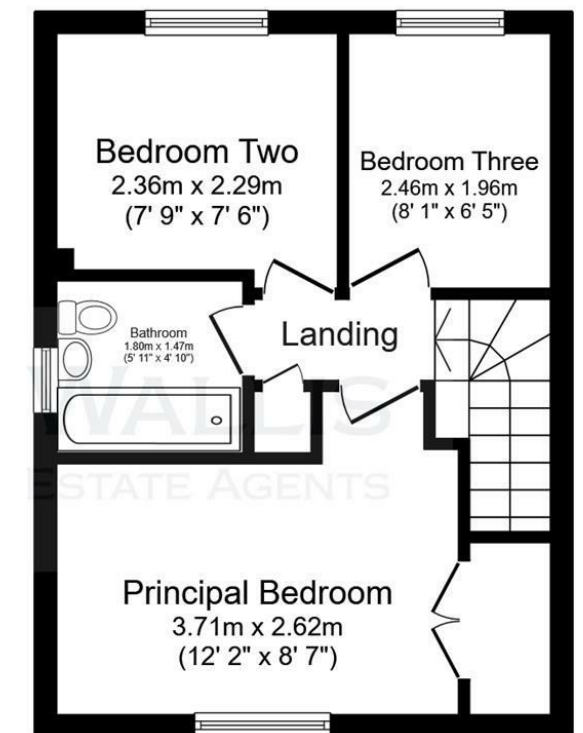
Bathroom

1.80m x 1.47m (5'11 x 4'10)

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