

14 Sutherland Way, Stamford, Lincolnshire, PE9 2TB

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		
	61	80
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 semi-detached family home provides spacious accommodation that is set with-in walking distance of the Malcolm Sargent Primary School. The property has a spacious breakfast kitchen and family room, along with a modern style bathroom with walk-in shower and recently fitted gas fired combi-boiler.

The accommodation comprises:- Entrance porch, hallway, sitting room, dining room, family room, breakfast kitchen, landing, three bedrooms and a family bathroom with bath and walk-in shower.

To the front of the property is off street parking that leads to a larger than average integral garage, whilst to the rear is an enclosed, low maintenance garden.

Viewing is highly recommended.

Asking Price £365,000 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
  - Three reception rooms
  - Modern style kitchen & bathroom
  - Walking Distance to the Malcolm Sargent Primary School
  - Enclosed low maintenance rear garden
- Three bedrooms
  - uPVC double galzed windows, insulated cavity walls & combi boiler
  - Larger than average single garage
  - Council Tax Band - C
  - Off street parking to the front. EPC - D



ACCOMMODATION:

Entrance Porch

Hallway

Sitting Room  
4.42m x 3.33m (14'6 x 10'11)

Dining Room  
2.82m x 2.64m (9'3 x 8'8)

Breakfast Kitchen  
6.27m x 3.23m (20'7 x 10'7)

Family Room  
4.50m x 2.72m (14'9 x 8'11)

Landing

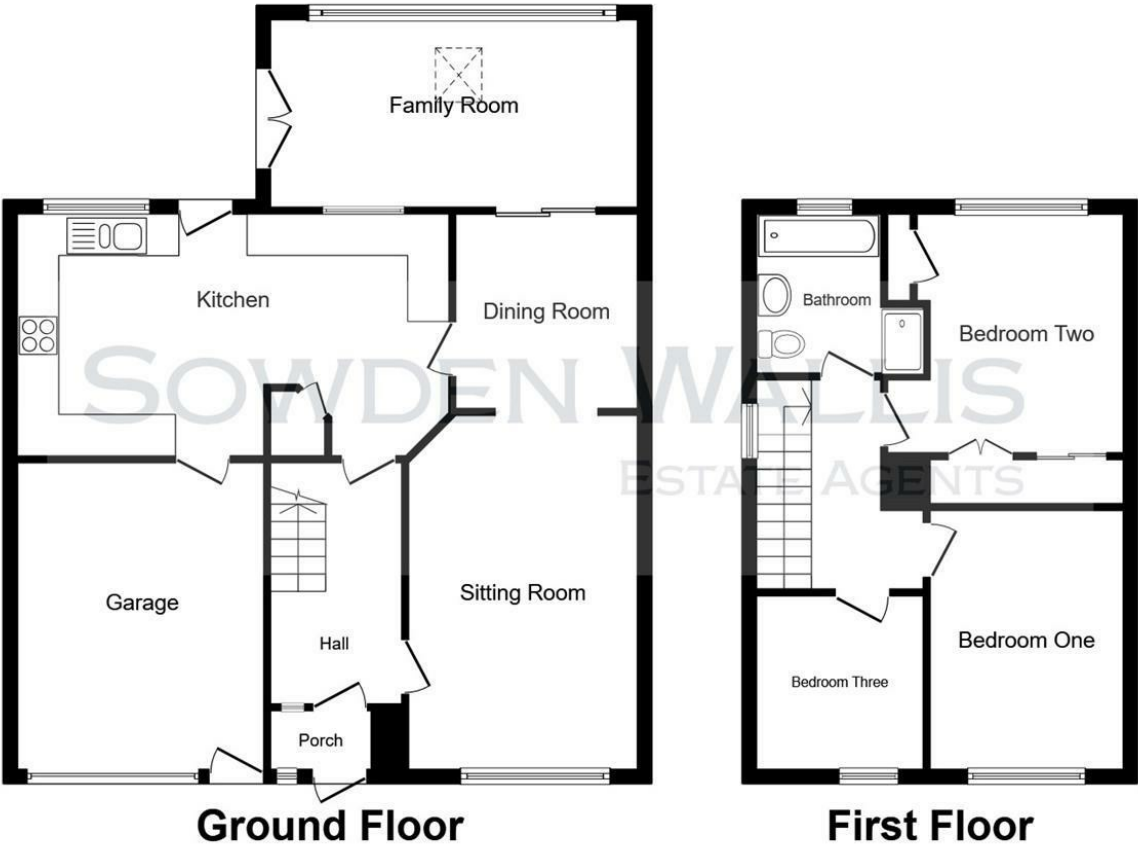
Master Bedroom  
3.53m x 3.00m (11'7 x 9'10)

Bedroom Two  
3.76m into wardrobe, 3.20m min x 3.02m (12'4 into wardrobe, 10'6 min x 9'11)

Bedroom Three  
2.51m x 2.21m (8'3 x 7'3)

Family Bathroom  
2.11m x 1.75m (6'11 x 5'9)

FLOOR PLAN:



Total floor area 130.5 sq.m. (1,405 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.