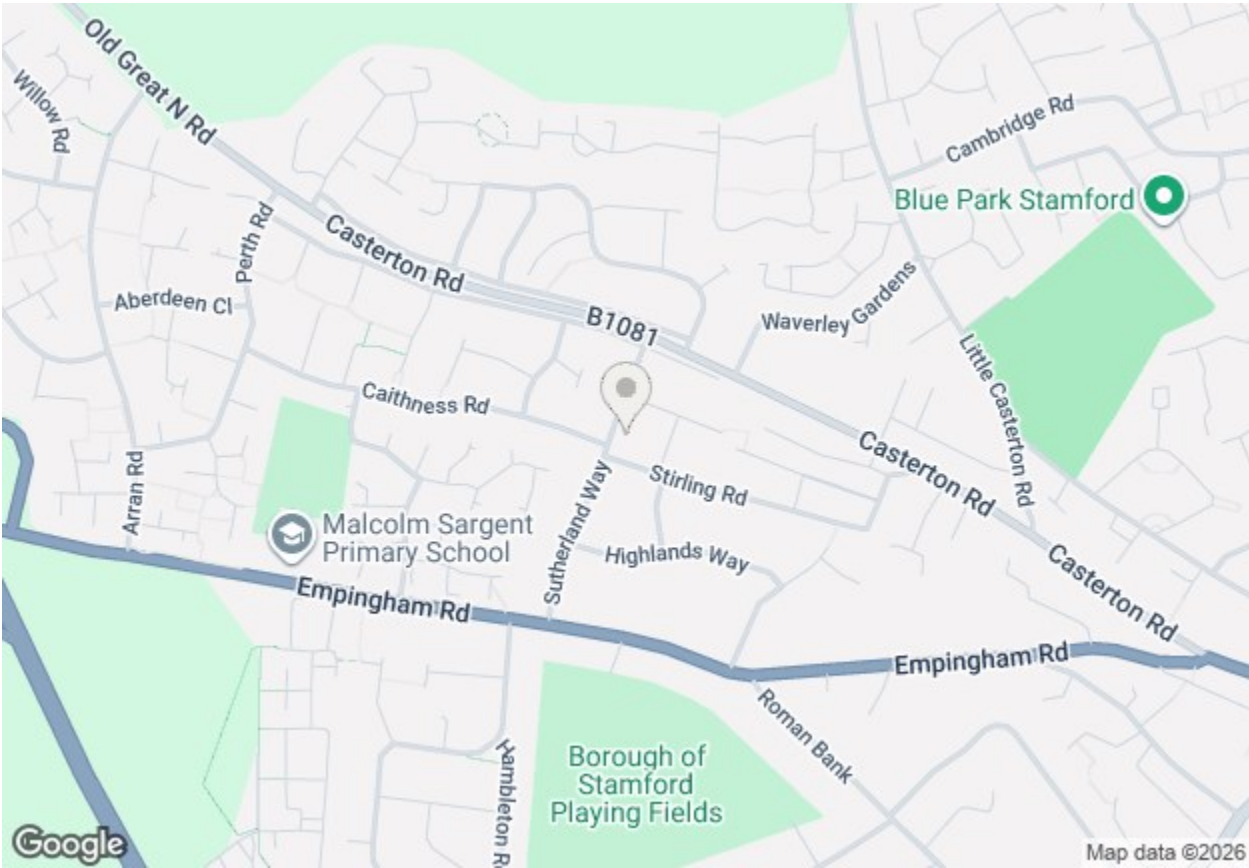




36 Sutherland Way, Stamford, PE9 2TD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 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

Offered to the market with NO ONWARD CHAIN, this spacious five bedroom family home is situated within a popular residential area of Stamford, conveniently positioned for local amenities, the A1, and within the catchment area for Malcolm Sargent Primary School.

The property has been modernised by the current owners and offers flexible accommodation well suited to family living. A spacious entrance hall provides access to the reception rooms and first floor, along with useful under-stairs storage. To the front is a bright and comfortable sitting room featuring a bay window and attractive fireplace, while to the rear the dining area enjoys patio doors opening onto the garden, creating an ideal entertaining space.

The kitchen has been refitted with a modern range of units and leads through to a separate utility room. The ground floor also benefits from a WC and additional shower room.

Upstairs, there are five bedrooms, including two generous double rooms, with the remaining bedrooms offering versatility for use as a nursery, dressing room or home office. A modern family bathroom completes the accommodation.

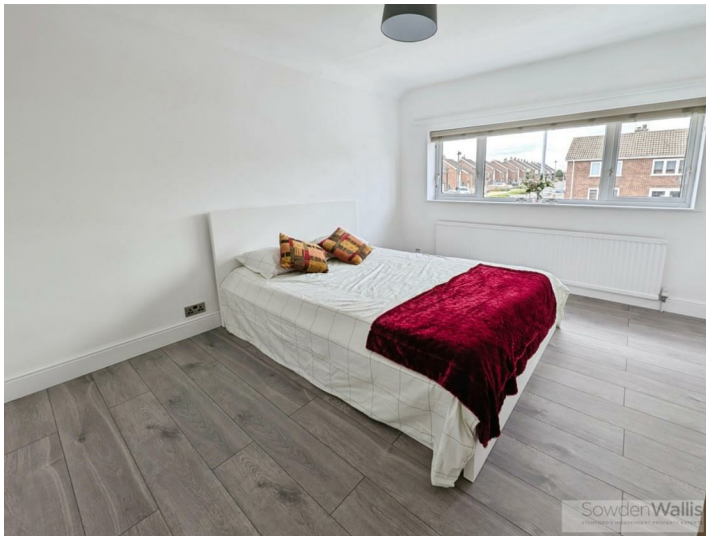
Externally, the property benefits from a gravelled driveway providing off-road parking, leading to an integral single garage. The enclosed rear garden is mainly laid to lawn and features a recently installed decking area, ideal for outdoor dining and entertaining.

A spacious and well-presented family home in a highly convenient location, offering excellent access to Stamford town centre and transport links.

Asking Price £399,995 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.

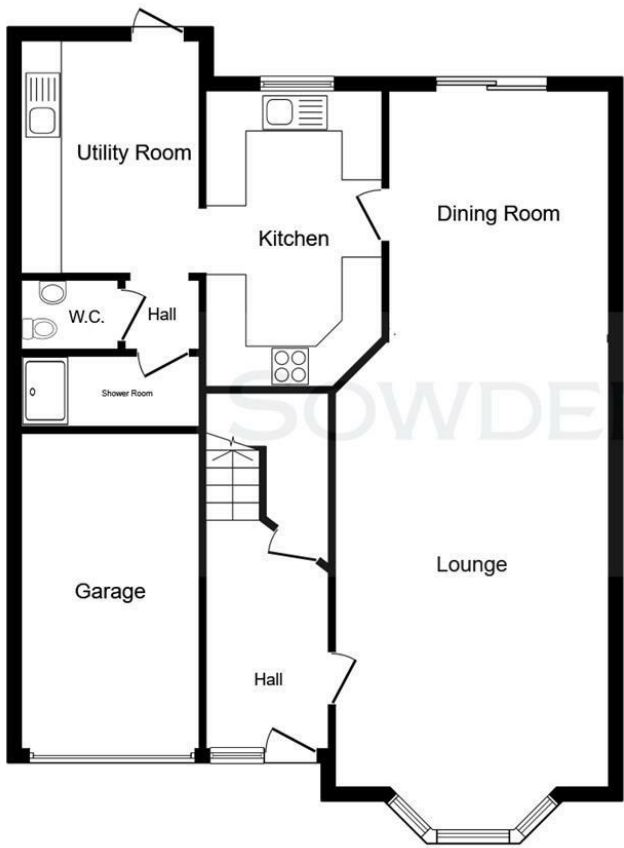
- Five Bedrooms
- Close to the Malcolm Sargent Primary School
- Easy access to the town centre & local amenities
- Gas fired central heating
- NO CHAIN
- Detached family home
- Modernised by the current owners
- Utility room & downstairs shower room
- Off street parking & single garage
- Council Tax Band - C, EPC - D



ACCOMMODATION:

- Entrance Hall**
2.34m x 1.83m (7'8 x 6')
- Sitting Room**
5.97m x 3.33m (19'7 x 10'11)
- Dining Room**
2.79m x 2.64m (9'2 x 8'8)
- Kitchen**
3.48m x 2.49m (11'5 x 8'2)
- Utility Room**
3.07m x 1.85m (10'1 x 6'1)
- Shower Room**
- Cloakroom**
- Landing**
- Main Bedroom**
4.04m x 3.33m (13'3 x 10'11)
- Bedroom Two**
3.66m x 3.38m (12' x 11'1)
- Bedroom Three**
2.41m x 2.11m (7'11 x 6'11)
- Bedroom Four**
4.06m x 1.91m (13'4 x 6'3)
- Bedroom Five**
4.09m x 1.91m (13'5 x 6'3)
- Family Bathroom**
2.11m x 1.80m (6'11 x 5'11)

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