

7 Dundee Drive, Stamford, PE9 2TR

SOLD STC PRIOR TO MARKETING - SIMILAR PROPERTIES URGENTLY REQUIRED FOR WAITING BUYERS

Welcome to this detached house located on Dundee Drive in the picturesque town of Stamford. The property boasts three well-proportioned bedrooms with an en-suite to the master bedroom, making it an ideal family home.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The property benefits from a fitted kitchen and utility room, while the private garden offers a generous plot for outdoor activities and relaxation.


The property is perfect for those looking to make their own mark on a home.

For those with vehicles, the property a garage and parking with potential to extend the drive to accommodate more vehicles.

Additionally, the location is particularly appealing, as it is within walking distance to the highly regarded Malcolm Sargent Primary School, making it an excellent choice for families with children.

Offered for sale with no upward chain this offers a wonderful opportunity to enjoy comfortable living in a sought-after area.

**Asking Price £340,000 Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 <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

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.



- Detached Three Bedroom House
  - En-Suite to Master
  - Kitchen and Utiltiy Room
  - Garage and Parking
  - No Upward Chain
- Popular Location
  - Lounge and Dining Room
  - Family Bathroom
  - EPC Rating D Council Tax Band D



ACCOMMODATION:

Entrance Hall

Cloakroom/WC

Lounge  
4.80m x 3.00m (15'9 x 9'10)

Dining Room  
3.00m x 2.49m (9'10 x 8'2)

Kitchen  
2.79m x 2.59m (9'2 x 8'6)

Utility Room  
2.59m x 1.52m (8'6 x 5'0)

First Floor Landing

Master Bedroom  
3.30m x 3.00m (10'10 x 9'10 )

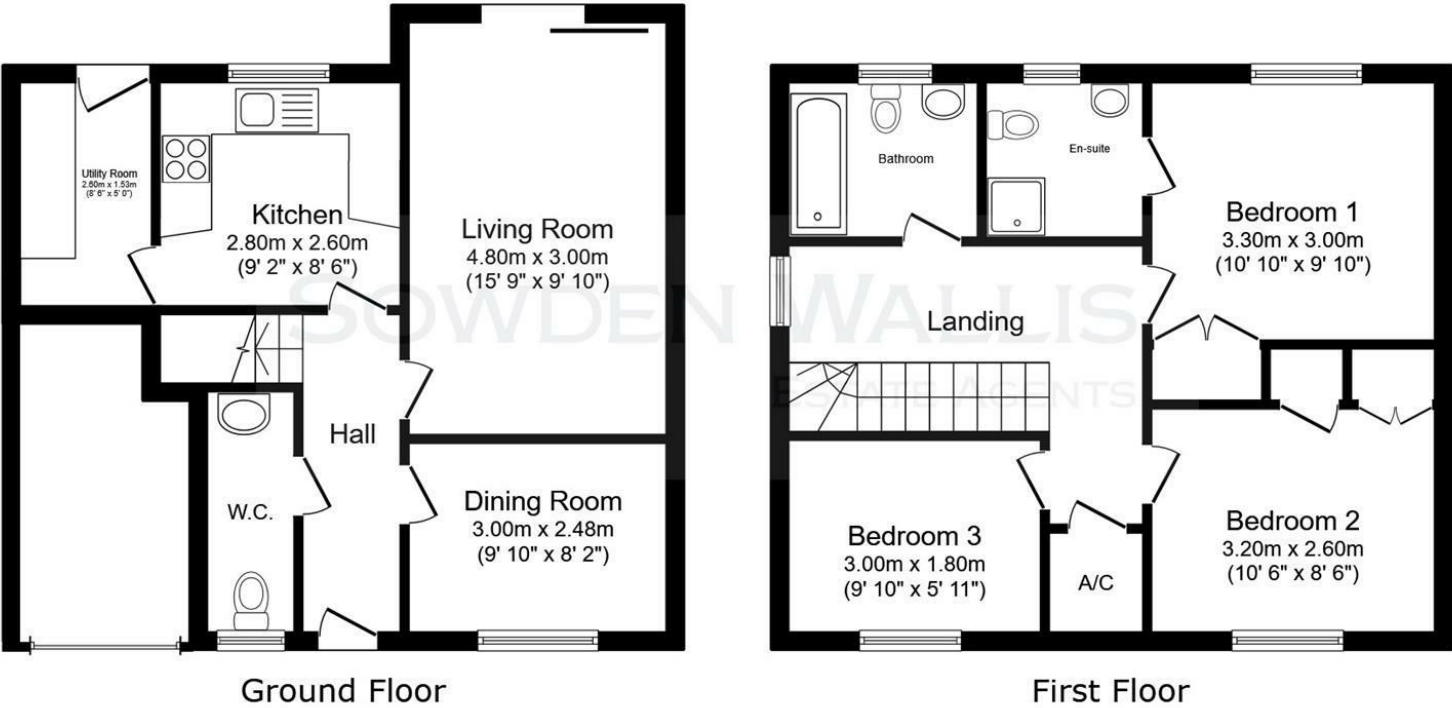
En-Suite Shower Room

Bedroom Two  
3.20m x 2.59m (10'6 x 8'6)

Bedroom Three  
3.00m x 1.80m (9'10 x 5'11)

Bathroom/WC

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](http://www.Propertybox.io)