

## 32 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			
		66	81
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 detached family home comes with an extended kitchen family room that opens onto the mature patio & lawn garden. The property has three bedrooms and two reception rooms, as well as a garden office.

The accommodation comprises: - Entrance vestibule, hallway, cloakroom, sitting room, study, kitchen family room, landing, Main bedroom, two further bedrooms and a family bathroom with bath and walk in shower.

To the front of the property is a block paved driveway that provides off street parking and leads to a car port and a single garage, whilst the mature rear garden has a garden office that has power and heating.

Situated close to the Malcolm Sargent Primary School, this family home provides easy access to amenities and the town centre.

**Asking Price £450,000 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 detached family home
- Three bedrooms
- Family bathroom with bath and walk-in shower
- Off street parking, car port and garage
- Gas fired central heating

- Vaulted ceiling kitchen family room
- Two reception rooms
- Garden office
- Mature patio & lawn garden
- Council Tax Band - C, EPC - D



**ACCOMMODATION:**

**Entrance Vestibule**

**Hallway**

**Cloakroom**

**Sitting Room**

4.22m x 4.19m (13'10" x 13'9")

**Study**

4.04m x 2.69m (13'3" x 8'10")

**Kitchen Family Room**

5.11m x 4.70m (16'9" x 15'5")

**Landing**

**Main Bedroom**

3.76m x 3.45m (12'4" x 11'4")

**Bedroom Two**

3.71m x 3.10m (12'2" x 10'2")

**Bedroom Three**

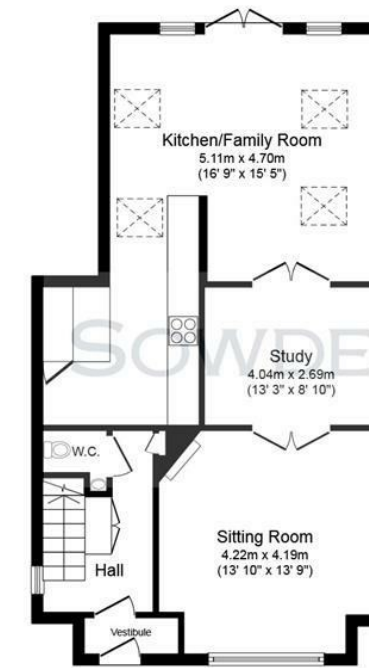
2.82m x 2.08m (9'3" x 6'10")

**Family Bathroom**

2.57m x 1.75m (8'5" x 5'9")

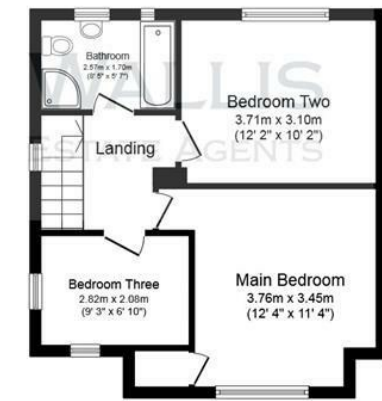
**Garden Office**

**FLOOR PLAN:**



**Ground Floor**

Floor area 67.8 sq.m. (730 sq.ft.)



**First Floor**

Floor area 42.5 sq.m. (457 sq.ft.)

**TOTAL: 110.3 sq.m. (1,187 sq.ft.)**

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)