

9 Woodhead Close, Stamford, PE9 1DP

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	83
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	

This immaculately presented four double bedroom family home has been finished to a high standard by the current owners and has a stylish open plan kitchen diner, bay fronted sitting room and a modern style family bathroom. The property is set in a cul-de-sac location that provides easy access to the town centre and nearby amenities.

The accommodation comprises: - Entrance hall, cloakroom, bay fronted sitting room, kitchen diner, utility room, landing, Main bedroom with en-suite, three further double bedrooms and a family bathroom.

To the front of the property is a driveway that provides off street parking and leads to the single integral garage. The rear landscaped garden is a west facing and comes a superb patio area and well presented lawn and borders.

Guide Price £490,000 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.

- Immaculately presented detached family home
- Stylish open plan kitchen diner
- Bay fronted sitting room
- Gas fired central heating
- Viewing highly recommended
- Four double bedrooms
- Main bedroom with en-suite
- Engineered wooden flooring
- Landscaped patio and lawn garden
- Council Tax Band - D, EPC -



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room
4.52m x 3.61m (14'10" x 11'10")

Kitchen Diner
6.30m max, 2.51m min x 5.00m max, 3.12m min
(20'8" max, 8'3" min x 16'5" max, 10'3" min)

Utility Room
2.39m x 2.03m (7'10" x 6'8")

Landing

Main Bedroom
3.63m into fitted wardrobes x 3.23m (11'11" into fitted wardrobes x 10'7")

En-suite
2.08m x 1.47m (6'10" x 4'10")

Bedroom Two
3.48m x 2.64m (11'5" x 8'8")

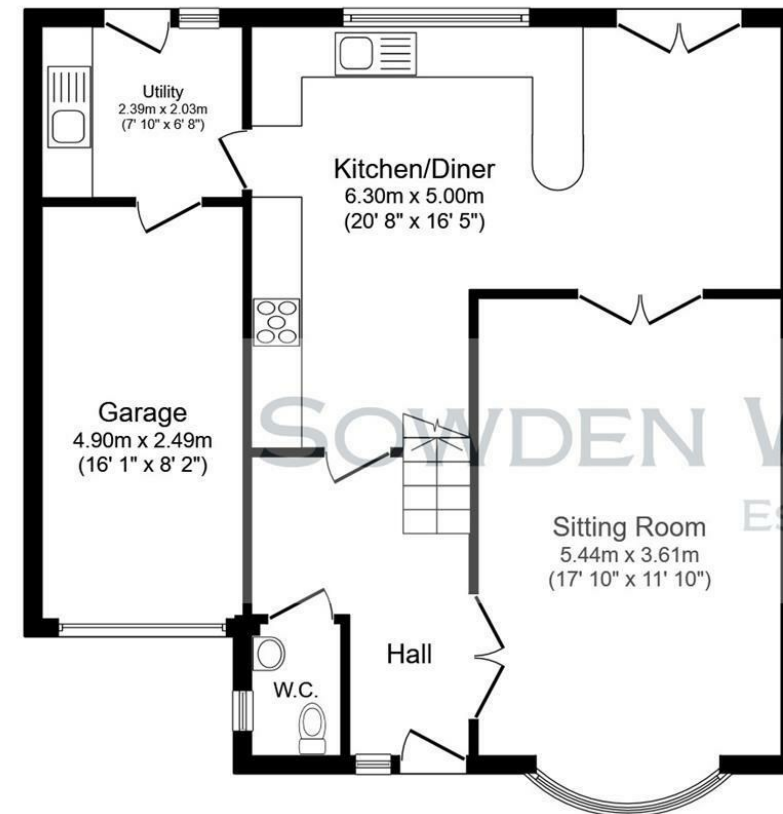
Bedroom Three
2.74m x 2.64m (9' x 8'8")

Bedroom Four
3.18m x 2.41m (10'5" x 7'11")

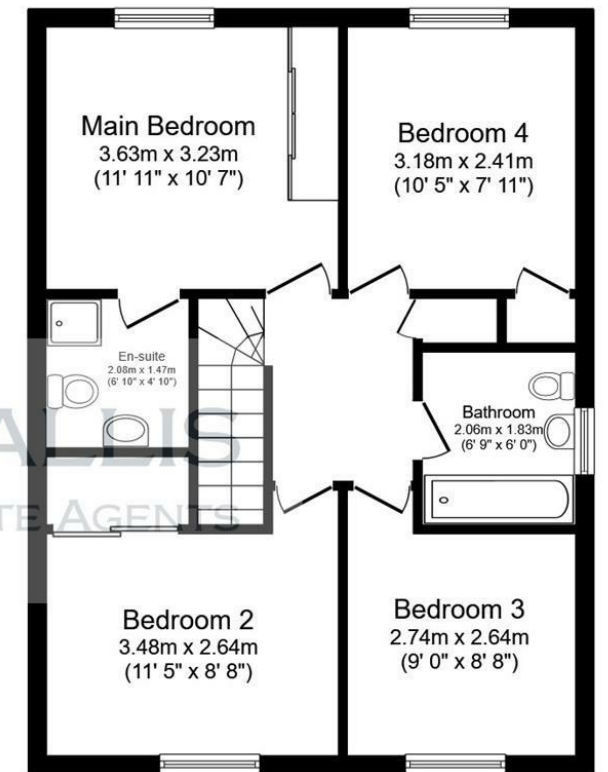
Family Bathroom

Integral Garage
4.90m x 2.49m (16'1" x 8'2")

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