

## Whitefriars Lodge Priory Road, Stamford, PE9 2ES

Set in the town centre, this spacious, well presented detached bungalow is situated on approximately 0.4 acre plot and comes with three generous reception rooms and four double bedrooms. The property is set within the grounds of the old priory and has a stone wall to the front and a secluded garden to the rear.

The accommodation comprises: - Entrance hall, sitting room, dining room, kitchen, utility, study/snug, Main Bedroom with en-suite, Guest Bedroom with a jack and jill shower room, two further bedrooms and an en-suite w/c.

To the front is a gated gravel driveway that provides ample off street parking and leads to the double garage, along with a mature lawn garden. The rear garden again comes with a mature lawn, flower borders and decked area.

Viewing is highly recommended in order to appreciate the level of accommodation and gardens on offer.

NO CHAIN

**Guide Price £1,250,000 Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.



- Town centre location
- Set on approx 0.4 acre plot
- Four double bedrooms
- Beautiful garden to the rear
- Council Tax Band - G, EPC -

- Spacious detached bungalow
- Three generous reception rooms
- Ample off street parking & a double garage
- Gas fired central heating
- NO CHAIN



#### ACCOMMODATION:

**Entrance Hall**

**Sitting Room**  
6.35m x 5.08m (20'10 x 16'8)

**Dining Room**  
4.45m x 3.91m (14'7 x 12'10)

**Kitchen**  
5.36m x 3.94m (17'7 x 12'11)

**Utility Room**  
2.64m x 1.45m (8'8 x 4'9)

**Study/Snug**  
5.77m x 3.89m (18'11 x 12'9)

**Main Bedroom**  
5.46m x 4.04m (17'11 x 13'3)

**En-suite**  
2.97m x 1.75m (9'9 x 5'9)

**Guest Bedroom**  
4.37m x 3.45m (14'4 x 11'4)

**Jack & Jill Shower Room**  
2.92m x 2.16m (9'7 x 7'1)

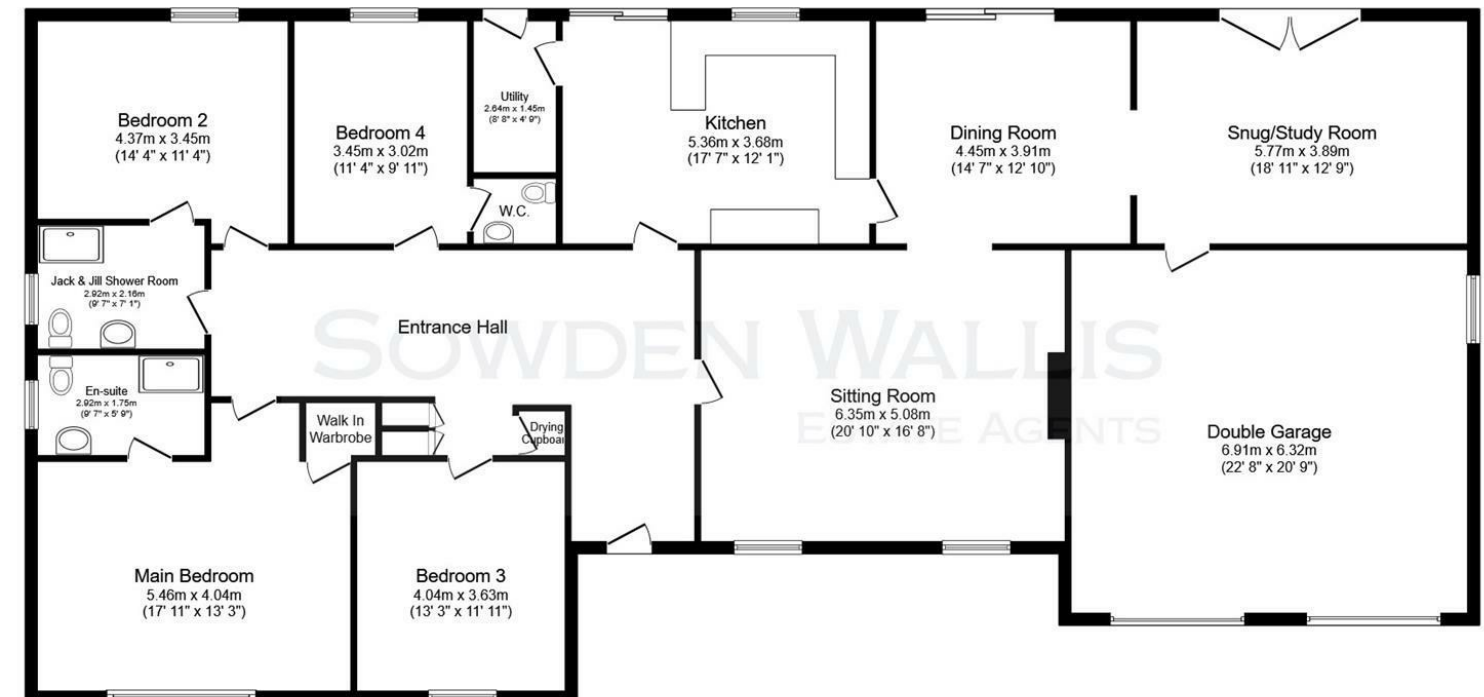
**Bedroom Three**  
4.04m x 3.63m (13'3 x 11'11)

**Bedroom Four**  
3.45m x 3.02m (11'4 x 9'11)

**En-suite w/c**  
1.47m x 1.14m (4'10 x 3'9)

**Double Garage**  
6.91m x 6.32m (22'8 x 20'9)

#### FLOOR PLAN:



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)