

24 Sutherland Way, Stamford, 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			
		67	80
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	

Set within walking distance of the Malcolm Sargent Primary School, this extended immaculately presented four double bedroom family home has been finished to high standard by the current owners and comes with a stylish open plan kitchen diner and family space. There is a spacious sitting room that features a wood burning stove, Main bedroom with en-suite and well appointed family bathroom.

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

To the front is a block paved driveway that provides off street parking and leads to an integral garage, whilst to the rear is a generous lawn garden that also has a raised decked area and vegetable patch.

Guide Price £650,000 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 family home
- Walking distance to the Malcolm Sargent Primary School
- Open plan kitchen diner with family area
- Modern style kitchen and bathrooms
- Generous decked and lawn garden
- Finished to a high standard throughout
- Four double bedroom with the Main bedroom having an en-suite
- Gas fired central heating
- Off street parking & integral garage
- Council Tax Band - C, EPC - D



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room
3.33m x 4.78m (10'11 x 15'8)

Study Area
2.77m x 2.64m (9'1 x 8'8)

Open Plan Kitchen Diner with Family Area
8.43m max, 2.64m min x 5.64m max, 2.69m min
(27'8 max, 8'8 min x 18'6 max, 8'10 min)

Utility Room
2.82m x 1.37m (9'3 x 4'6)

Landing
5.11m x 2.08m (16'9 x 6'10)

Main Bedroom
4.01m x 2.82m (13'2 x 9'3)

En-suite
1.83m x 1.73m (6' x 5'8)

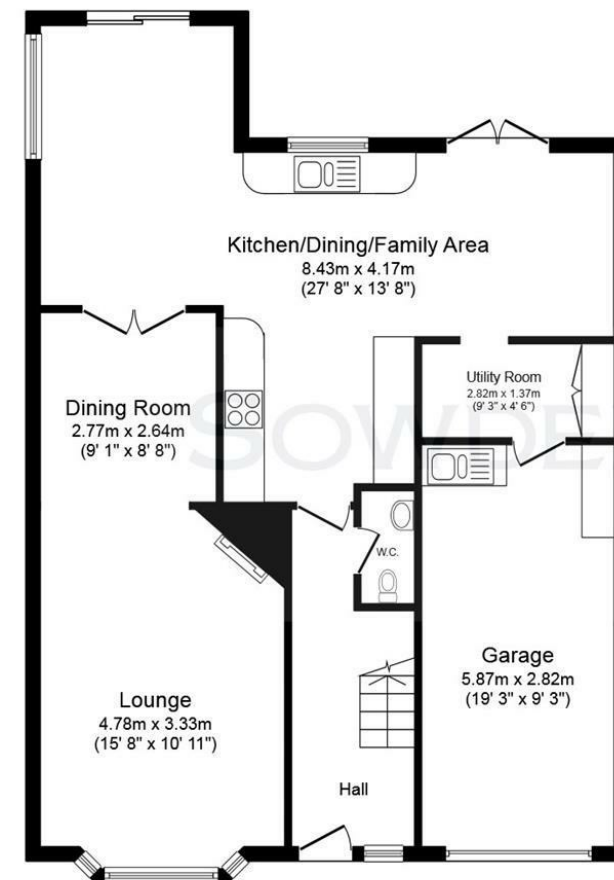
Bedroom Two
4.01m into bay, 3.53m min x 3.10m (13'2 into bay, 11'7 min x 10'2)

Bedroom Three
4.17m x 2.82m (13'8 x 9'3)

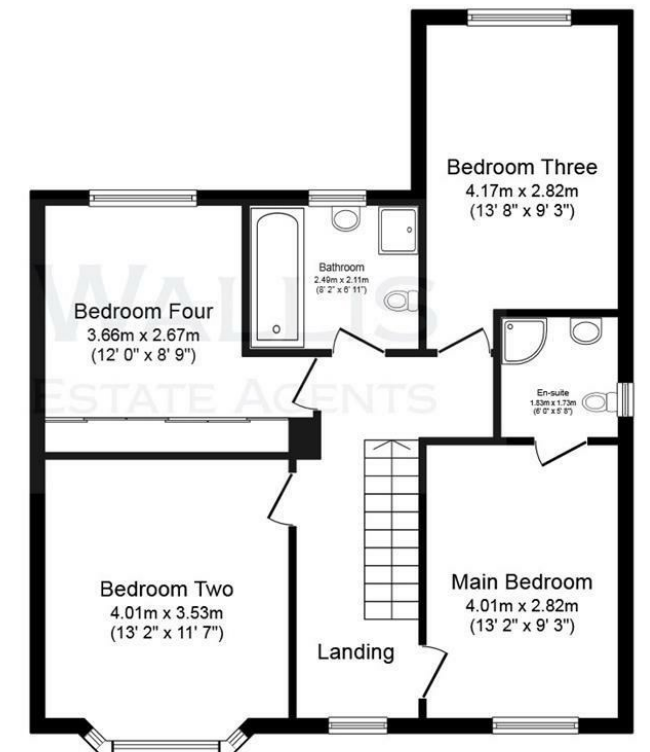
Bedroom Four
3.66m into fitted wardrobes x 2.67m (12' into fitted wardrobes x 8'9)

Family Bathroom
2.49m x 2.11m (8'2 x 6'11)

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox