

## 17 Laughton Drive, Stamford, PE9 2JW

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 76                      |           |
| (55-68) D                                   |  |                         |           |
| (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 |           |

Offered for sale with NO FORWARD CHAIN, this attractive and generously proportioned detached family home occupies a desirable position within a well-regarded residential development, offering convenient access to local amenities, schools, and the town centre. The property is arranged over three floors, providing flexible living space ideally suited to modern family life.

The ground floor opens into a welcoming entrance hall with a cloakroom/WC and useful storage, leading through to a bright and comfortable sitting room with French doors opening onto the rear garden. The kitchen and dining area is well equipped with a comprehensive range of fitted units and integrated appliances, including an oven and hob, dishwasher, washing machine and fridge freezer, and also benefits from French doors to the garden, making it an excellent space for everyday living and entertaining.

On the first floor, the principal bedroom enjoys the benefit of a private en-suite shower room, alongside two additional rooms currently used as a home office and dressing room, served by a family bathroom. The top floor provides two further double bedrooms, offering ideal accommodation for growing families or guests.

Outside, a private driveway offers ample off-road parking and leads to a single garage, which has a personal door providing access to the rear garden. The garden itself enjoys a good level of privacy and is predominantly laid to lawn, with a patio seating area and established planting.

A well-presented and versatile family home in a popular location, further enhanced by the benefit of NO FORWARD CHAIN. Early viewing is strongly advised.

**Offers In Excess Of £525,000 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.

- Modern detached family home
- Five bedrooms
- Stylish kitchen diner
- Gas fired central heating
- Ample off street parking on driveway & single garage
- Well presented throughout
- Versatile accommodation over three floors
- Main bedroom with en-suite
- Enclosed west facing rear garden
- EPC - C, Council Tax Band - E, NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

1.75m max, 1.14m min x 5.61m (5'9 max, 3'9 min x 18'5)

**Cloakroom**

1.98m x 0.97m (6'6 x 3'2)

**Sitting Room**

7.26m x 2.97m (23'10 x 9'9)

**Kitchen Diner**

5.61m x 2.64m max, 2.16m min (18'5 x 8'8 max, 7'1 min)

**Landing**

**Main Bedroom**

4.32m x 2.69m (14'2 x 8'10)

**En-suite**

2.64m x 1.19m (8'8 x 3'11)

**Bedroom Four**

3.10m x 2.21m (10'2 x 7'3)

**Bedroom Five/Dressing Room**

2.46m x 2.36m plus wardrobes (8'1 x 7'9 plus wardrobes)

**Family Bathroom**

1.98m x 1.68m (6'6 x 5'6)

**Landing**

**Bedroom Two**

3.53m x 3.02m (11'7 x 9'11)

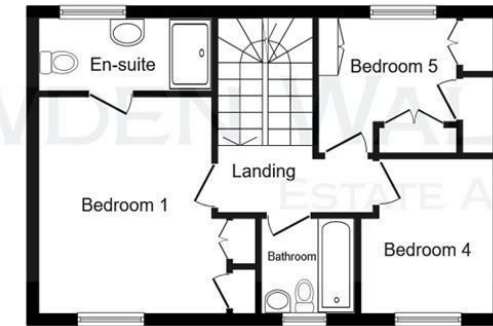
**Bedroom Three**

3.53m x 2.67m (11'7 x 8'9)

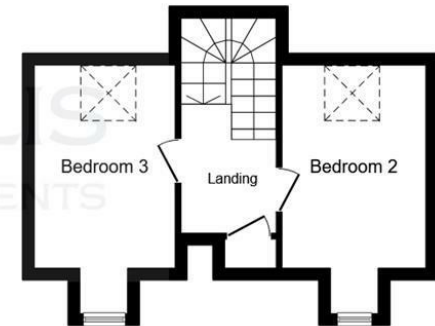
**FLOOR PLAN:**



Ground Floor



First Floor



Second 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