

## 81 Banks Crescent, Stamford, PE9 1FF

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			
		80	82
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			
		79	80
England & Wales		EU Directive 2002/91/EC	

This immaculately presented four bedroom detached family home comes with an open-plan kitchen diner that leads onto a beautiful conservatory. The main bedroom has fitted wardrobes and an en-suite shower room, whilst a good sized sitting room, three further bedrooms and a utility room all provide generous levels of family accommodation.

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

To the front is a driveway that leads to the integral single garage, whilst to the rear is a south facing lawn and patio garden.

NO CHAIN

**Offers In Excess Of £425,000 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.

- Detached family home
- Superb kitchen diner
- Main Bedroom with en-suite & fitted wardrobes
- South facing patio & lawn garden
- Gas fired central heating

- Four Bedrooms
- Impressive conservatory
- Good sized sitting room
- Integral garage & parking
- EPC - C



**ACCOMMODATION:**

**Entrance hall**

**Sitting Room**  
4.50m x 3.35m (14'9" x 11')

**Kitchen Diner**  
5.16m x 2.90m (16'11" x 9'6")

**Utility Room**

**Cloakroom**

**Conservatory**  
3.61m x 3.05m (11'10" x 10')

**Landing**

**Main Bedroom**  
3.28m min x 3.15m plus wardrobes (10'9" min x 10'4" plus wardrobes)

**En-suite**

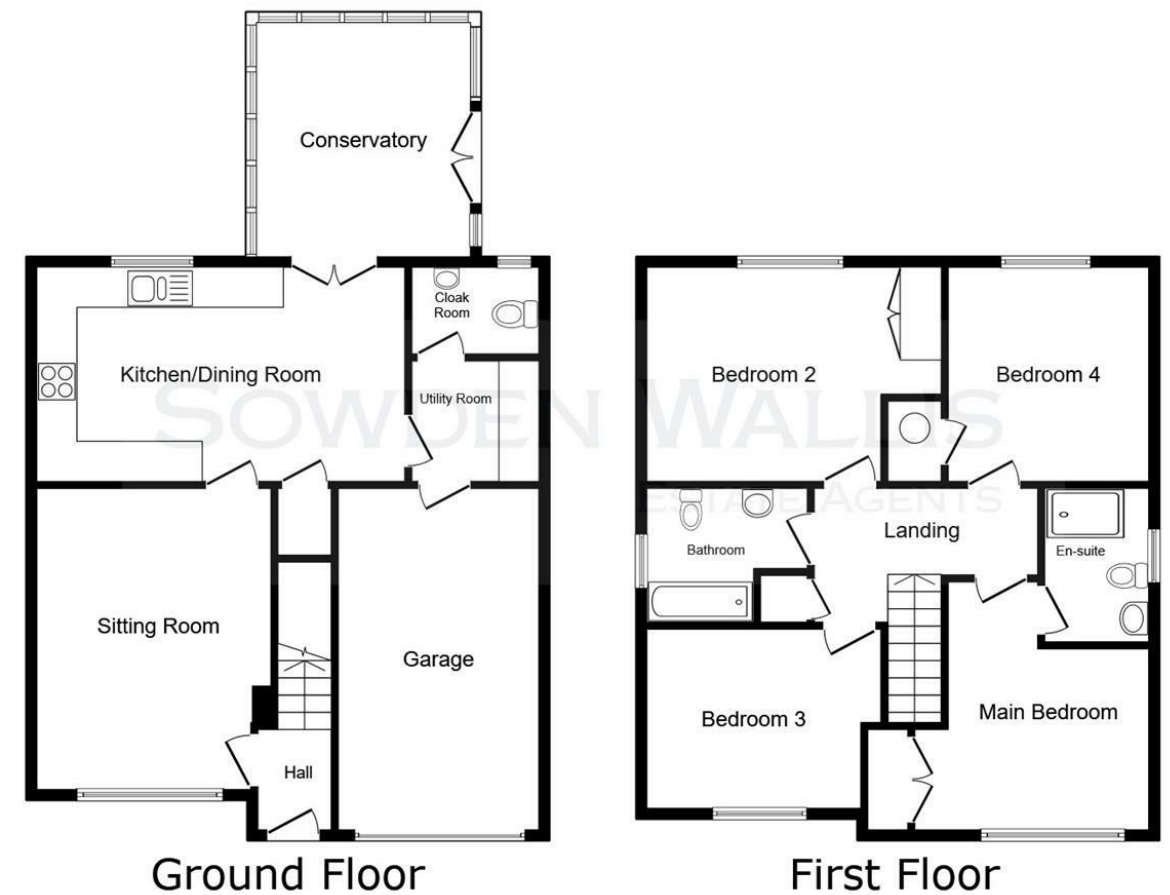
**Bedroom Two**  
3.15m x 3.35mmax (10'4" x 11'max)

**Bedroom Three**  
3.37 x 2.92 (11'0" x 9'6")

**Bedroom Four**  
2.74m x 2.51m (9' x 8'3")

**Bathroom**

**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)