



30 Templeman Drive, Carlby, Stamford, Lincolnshire, PE9 4NQ

This well presented family home is situated at the end of a quiet cul de sac, in a village positioned conveniently between Stamford and Bourne.

The ground floor comprises an entrance hall, WC, living room, kitchen breakfast room, dining room, study and conservatory. To the first floor is the principal bedroom with en-suite and dressing area, three further bedrooms and a family bathroom.

To the rear is a generously sized rear garden mainly laid to lawn, benefitting from fantastic countryside views. To the front is a driveway for multiple cars and a double garage.

The property is currently undergoing a full redecoration and will have new flooring downstairs.

£1,650 PCM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

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.

- Substantial Four Bedroom Detached Home
- Field Views to the Rear
- Four Reception Rooms
- Redecorated Throughout
- EPC - TBC Council Tax - E

- End of Cul De Sac Location
- Ample Parking and Double Garage
- Utility and Downstairs W/C
- New Flooring To Be Installed Downstairs
- Deposit: £1955 Holding Deposit: £391



ACCOMMODATION:

Entrance Hall

Living Room
6.07m x 3.33m (19'11 x 10'11)

Conservatory
3.18m x 3.05m (10'05 x 10')

Dining Room
3.12m x 2.74m (10'03 x 9'00)

Kitchen
3.35m x 3.12m (11'00 x 10'03)

Utility Room

W/C

Study
3.12m x 2.06m (10'03 x 6'09)

Double Garage

Landing

Bedroom 1
3.45m x 3.20m (11'04 x 10'06)

Dressing Area

Ensuite

Bedroom 2
3.33m x 3.00m (10'11 x 9'10)

Bedroom 3
3.12m x 2.44m (10'03 x 8'00)

Bedroom 4
2.39m x 1.98m (7'10 x 6'06)

Bathroom

FLOOR PLAN:



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