

40 Charlock Drive, Stamford, Lincolnshire, PE9 2WP

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

This beautifully presented detached home is situated in a popular residential area on the outskirts of Stamford.

The accommodation comprises of entrance hall, sitting room, kitchen diner with built in appliances and conservatory. There is also a useful utility room and WC.

To the first floor are three double bedrooms, a family bathroom and an ensuite to the main bedroom.

The property further benefits from a driveway, single garage and landscaped rear garden.

£335,000 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 home
- Three double bedrooms
- Kitchen diner
- No Chain
- Council Tax Band D

- Beautifully presented throughout
- Two reception rooms
- Utility and W/C
- EPC rating-D



ACCOMMODATION:

Entrance Hall

Sitting Room
3.91m x 3.58m (12'10 x 11'9)

Kitchen Diner
4.24m x 3.94m maximum (13'11 x 12'11 maximum)

Utility Room
1.80m x 1.52m (5'11 x 5'0)

WC

Conservatory
3.20m x 3.10m (10'6 x 10'2)

Bedroom One
3.94m x 3.58m (12'11 x 11'9)

En suite

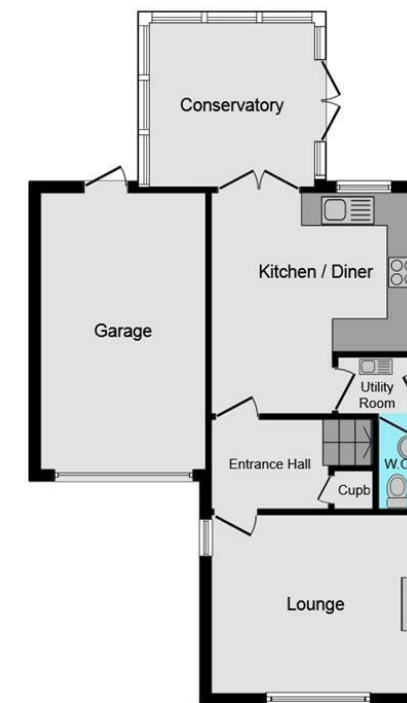
Bedroom Two
4.98m x 2.72m (16'4 x 8'11)

Bedroom Three
3.94m x 2.59m (12'11 x 8'6)

Family Bathroom

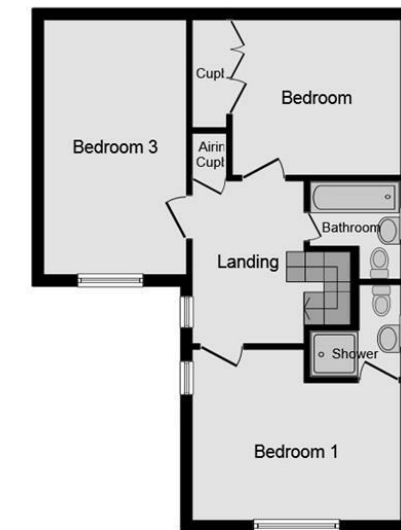
Disclaimer

FLOOR PLAN:



Ground Floor

Floor area 60.0 sq. m. (646 sq. ft.) approx



First Floor

Floor area 48.0 sq. m. (517 sq. ft.) approx

Total floor area 108.0 sq. m. (1,163 sq. ft.) approx

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