

20 Winterton Close, Stamford, Lincolnshire, PE9 1FE

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			
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 well presented six bedroom three storey family home is situated in a popular residential location, not far from the town centre with good access to the A1.

The ground floor offers: - Entrance hall, study, downstairs WC, kitchen and lounge diner with patio doors to the garden. On the first floor are four bedrooms, one with an en-suite shower room, and a family bathroom. The second floor offers a further en-suite bedroom as well as the sixth bedroom.

To the rear of the property is an enclosed patio and lawn garden and to the front is driveway parking for two cars and a double garage.

NO CHAIN

£480,000 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
- Three Bathrooms
- EV Charging Point
- Driveway Parking
- EPC Rating- C

- Six Bedrooms
- Good Size Lawned Garden
- Double Garage
- Available Now
- Council Tax Band - F



ACCOMMODATION:

Entrance Hall

Study
3.05m x 2.13m (10'0 x 7'0)

Kitchen Breakfast Room
2.74m x 5.18m (9'0 x 17'0)

Living Dining Room
35.66m narrowing to 2.74m x 6.83m narrowing to 3.3 (117'0 narrowing to 9'0 x 22'5 narrowing to 11.0)

WC

Main Bedroom
3.35m x 3.35m (11'0 x 11'0)

Ensuite
2.44m x 1.47m (8'0 x 4'10)

Bedroom Two
2.72m x 2.74m (8'11 x 9'0)

Bedroom Three
2.44m x 2.44m (8'0 x 8'0)

Bedroom Four
2.74m x 2.13m (9'0 x 7'0)

Bathroom
2.13m x 1.52m (7'0 x 5'0)

Bedroom Five
4.88m x 3.96m (16'0 x 13'0)

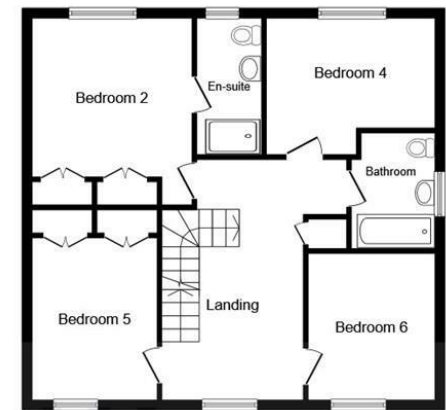
Ensuite
2.34m x 1.83m (7'8 x 6'0)

Bedroom Six
4.88m x 2.74m (16'0 x 9'0)

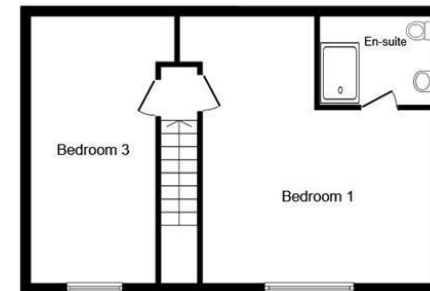
FLOOR PLAN:



Ground Floor



First Floor



Second Floor

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