



## 16 The Drove, Collyweston, Stamford, PE9 3PX

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			
		64	83
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	

An extended three/four bedroom end of terrace home set in a popular village location that provides easy access to Stamford, A1 and Peterborough. The property comes with a spacious lounge diner, three bedrooms on the first floor and a study/bedroom four on the ground floor.

Accommodation comprises: - Entrance hall, lounge diner, kitchen, utility room, shower room, study/bedroom four, landing, three bedrooms and a family bathroom.

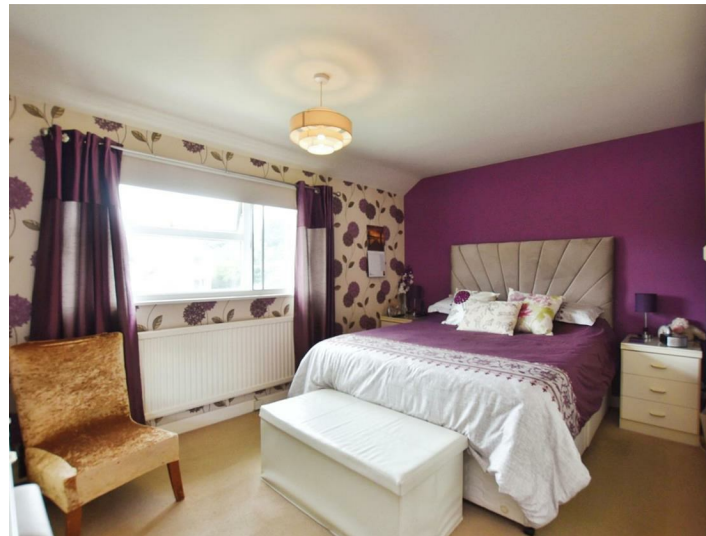
To the front is a well presented walled garden, whilst to the rear is a good sized garden that has astro turf, patio area and fruit patch.

**Asking Price £289,995 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.

- Three/four bedroom end of terrace
- Spacious lounge diner
- Family bathroom and downstairs shower room
- Easy access to Stamford, Peterborough & A1
- Council Tax Band - B

- Extended to the rear
- Gas fired central heating
- Three bedrooms on first floor plus a study/bedroom four on the ground floor
- Good sized rear garden
- EPC - D



**ACCOMMODATION:**

**Entrance Hall**  
2.41m x 2.01m (7'11 x 6'7)

**Sitting Room**  
5.64m x 4.09m (18'6 x 13'5)

**Dining Area**  
2.97m x 2.44m (9'9 x 8')

**Kitchen**  
4.72m x 2.74m (15'6 x 9')

**Utility Room**  
2.36m x 1.88m (7'9 x 6'2)

**Shower Room**  
2.36m x 1.22m (7'9 x 4')

**Study/Bedroom Four**  
2.64m max, 1.57m min x 2.72m max, 1.47m min (8'8 max, 5'2 min x 8'11 max, 4'10 min)

**Landing**

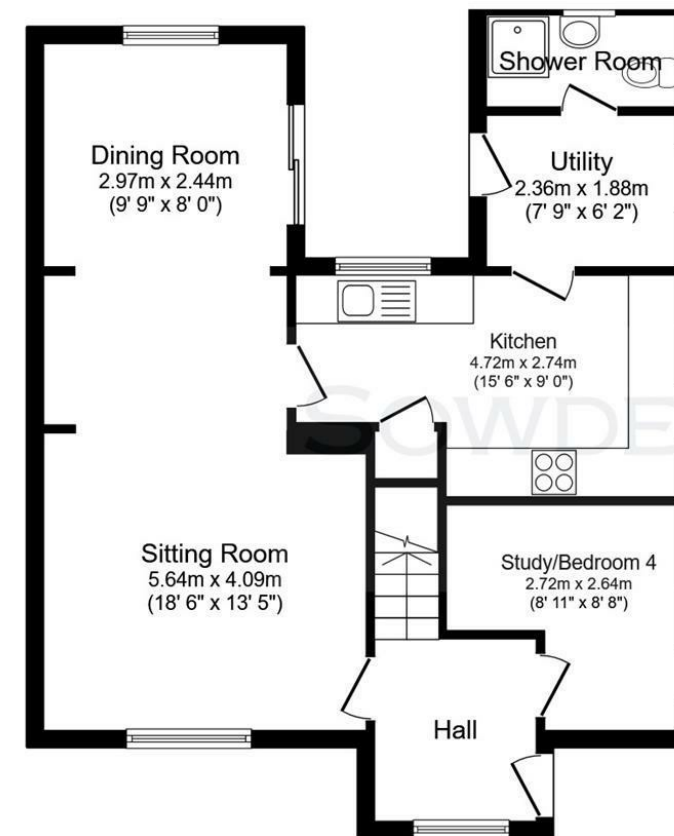
**Main Bedroom**  
4.09m x 3.33m (13'5 x 10'11)

**Bedroom Two**  
3.86m x 3.68m max, 2.64m min (12'8 x 12'1 max, 8'8 min)

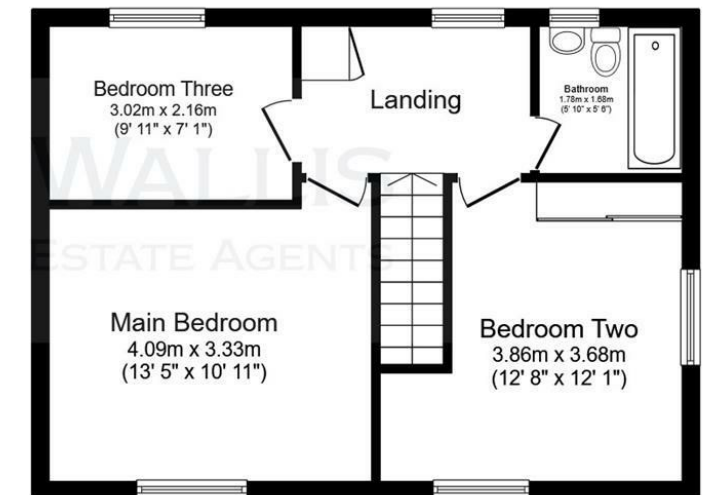
**Bedroom Three**  
3.02m x 2.16m (9'11 x 7'1)

**Family Bathroom**  
1.78m x 1.68m (5'10 x 5'6)

**FLOOR PLAN:**



**Ground Floor**



**First 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